

**505, 35 Inglewood Park SE  
Calgary, Alberta**

**MLS # A2210131**



**\$399,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 725
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

This stunning 2-bedroom, 2-bathroom SUB PENTHOUSE offers unobstructed WEST-FACING views of the city skyline and the MAJESTIC Rockies. With high ceilings and a bright, open-concept layout, this unit is designed for both comfort and style. Enjoy upscale finishes like GRANITE countertops, luxury VINYL PLANK flooring, neutral tile, and rich wood cabinetry throughout. You'll love the TITLRD UNDERGROUND PARKING, titled storage, and access to top-tier amenities, including Calgary's largest PRIVATE GYM Renovated and ready, &mdash; all just steps from Pearce Estates Park and the BOW RIVER PATHWAYS. BOW WATERS CANOE CLUB and Harvey Passage with a world class kayaking course about 500 meters from the front door. Whether you're looking for a serene retreat or vibrant city living, this unit offers the best of both. Also a great bonus ONSITE CONCIERGE. Vacant and move-in ready &mdash; don't miss your chance to own one of the city's best views!