



THE
A-TEAM

**RE/MAX
FIRST**

250 INGLEWOOD Grove, Calgary T2G5R4

MLS®#: **A2148900** Area: **Inglewood** Listing Date: **09/05/24** List Price: **\$625,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **1,496 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,196**
 Low Sqft:
 Ttl Sqft: **1,196**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Cul-De-Sac,Landscaped,Many Trees,Private**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Private Yard**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,No Smoking Home,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`8" x 9`11"
Dining Room	Third	11`2" x 6`3"
2pc Bathroom	Third	6`4" x 6`0"
4pc Bathroom	Level 4	5`10" x 7`9"
Bedroom	Level 4	9`3" x 10`1"
Game Room	Lower	14`2" x 11`9"

Room	Level	Dimensions
Living Room	Second	18`4" x 13`0"
Kitchen	Third	11`4" x 11`1"
3pc Ensuite bath	Level 4	6`6" x 7`0"
Bedroom	Level 4	8`7" x 11`5"
Bedroom - Primary	Level 4	11`4" x 11`0"

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d62

Legal Desc: **0111249**

Remarks

Pub Rmks: **Nestled in a vibrant and trendy neighborhood near the serene riverbanks, this charming 4-level split townhome offers a perfect blend of style and comfort. Boasting 3 bedrooms, a finished basement, and a single attached garage, this home is designed to embrace both relaxation and entertainment. Upon entering, you are greeted by a spacious foyer that sets the tone for the home's inviting atmosphere. On the second level, you will find the living room with vaulted ceilings, which welcomes you with its airy ambiance and focal fireplace. Sunlight pours through expansive windows, creating a serene haven, and Central Air keeps you cool in the summer. The kitchen combines functionality with style, featuring modern appliances, a center island, plenty of storage, and ample space for your dining table. A nearby powder room adds practicality to this inviting space. Ascending to the top floor, you'll discover three well-proportioned bedrooms, each offering ample space. These rooms are versatile, accommodating various needs from sleeping quarters to home offices or creative spaces. The primary bedroom stands out with its spaciousness, featuring a walk-in closet for ample storage and a stylish three-piece ensuite bath for convenience and privacy. The finished basement offers versatile space for entertainment or relaxation. Use it as a cozy family room, a home office, or a fitness area. Outside, a charming backyard deck surrounded by mature trees provides a private retreat for enjoying morning coffee or evening relaxation. The peaceful setting offers a perfect backdrop for outdoor dining or simply unwinding amidst nature's beauty. Additionally, a short walk takes you to Pearce Estates Park, Harvey Passage, the Inglewood Bird Sanctuary, and the Calgary Zoo. Explore nearby cafes, boutiques, breweries, and cultural attractions, all within walking distance from your front door.**

Inclusions: **Vacuum System & Attachments, Cabinets in the basement, Shelves in garage, TV wall Mounts x 2, Garburator, All Ceiling Fans, garage key pad**

Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









