



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**63 INGLEWOOD Park #624, Calgary T2G1B7**

MLS®#: **A2165173**

Area: **Inglewood**

Listing Date: **09/12/24**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,182**  
Low Sqft:  
Ttl Sqft: **1,182**

DOM

**7**

Layout

Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **Penthouse**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Additional Parking,Heated Garage,Owned,Secured,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete,Metal Siding**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Dry Bar,Kitchen Island,No Smoking Home,Open Floorplan,Stone Counters,Storage,Vinyl Windows,Wood Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`0" x 5`1"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 5`3"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`7" x 5`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 9`7"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`11" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 16`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`3" x 5`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>22`10" x 12`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 12`10"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$857

Fee Simple  
Fee Freq:  
Monthly

DC (pre 1P2007)

Legal Desc: 1510036

Remarks

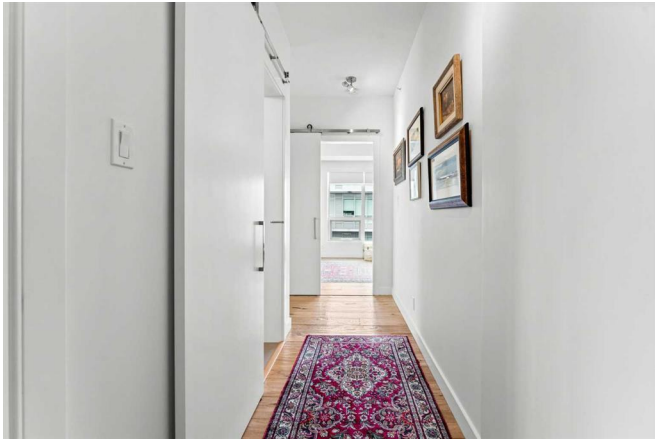
Pub Rmks: **\*\*OPEN HOUSE SUNDAY, SEPTEMBER 22ND FROM 1-3PM\*\* An awe-inspiring Luxury Penthouse nestled on top of the highly coveted, CONCRETE BUILT, SoBow Building in the vibrant community of Inglewood. Exceptionally maintained throughout, #624 - 63 Inglewood Park SE vaunts a Custom Finished Corner Unit Floor-Plan with only one common wall. With 1,182 Finished Square Feet, this commodious residence encompasses high quality executive living complimented with exceptional craftsmanship throughout and includes TWO SECURED TITLED UNDERGROUND PARKING STALLS and Titled Storage Unit. The interior features Distinctive Hardwood Flooring and Tile that merges the Sun Soaked Living Room with 9-Foot Painted Ceilings, Upgraded Tiled Pillars, and a Chef's Kitchen with Exquisite Onyx Countertops, Large Island with seating, Thoughtfully Designed Custom Cabinetry with Metal and Glass Doors, and Tailored Roll-outs for better organization and functionality, Stainless Steel GE Monogram Refrigerator, Microwave, and Fisher Paykel Dishwasher Built-In. The Kitchen also includes a Premium Stainless Steel 4-Burner Bertazzoni Gas Range and Range Hood. An Owner's Retreat is comprised of a spacious Bedroom, Floor-to-Ceiling Custom Wardrobe with Pull Down Racks, and a Beautiful 4-Piece Ensuite. A Secondary Bedroom generous in size offers an Office/Bedroom Solution with Custom Murphy Bed/Work Desk with Storage and a 4-Piece Bathroom with Bathtub. A Large Dining Room with a Sub Zero Wine Fridge suitable to entertain, a Third Bathroom, In-Suite Laundry and Custom Built-In Pantry complete the floorplan. A South Facing Balcony Equipped with BBQ Gasline offers Panoramic Views of the Rocky Mountains and Nearby Bow River. Additional building highlights include an Owner's Lounge, Heated Underground Parkade with Titled Storage, Energy Efficient Building Design including Mechanical and Distribution Systems, Bicycle Storage, Lobby Concierge. Superbly located only steps away from the Bow River Pathways and Pearce Estate Park, and minutes from Inglewood Golf and Curling Club. Walk to 9th Ave and enjoy Trendy Shopping, Dining/Breweries and Amenities. A convenient 5 minute drive to Downtown Calgary and 15 minutes to Calgary International Airport. Experience this impressive residence for yourself. Schedule a showing with your Favorite Luxury REALTOR® today!**

Inclusions: N/A  
Property Listed By: eXp Realty

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



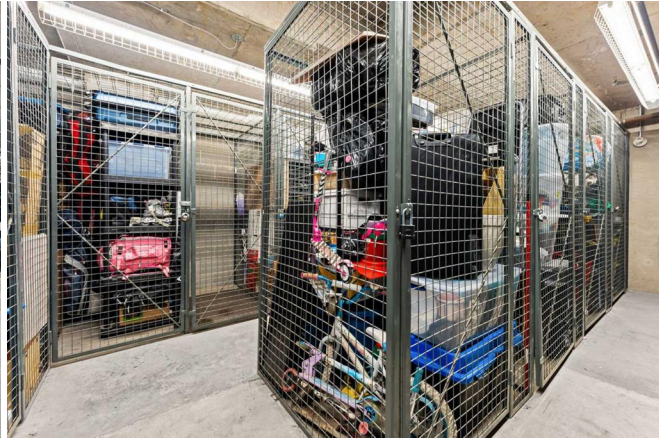
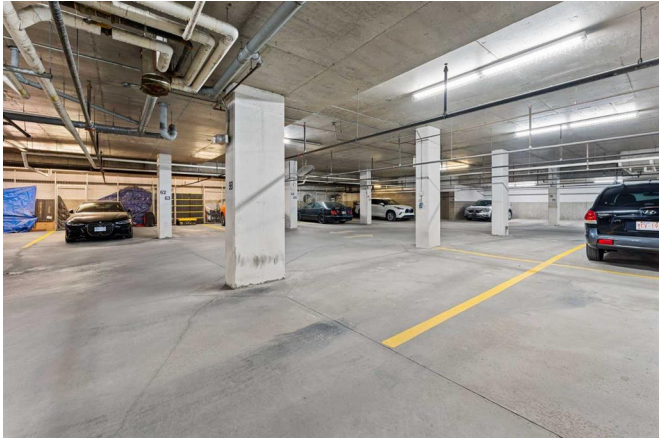
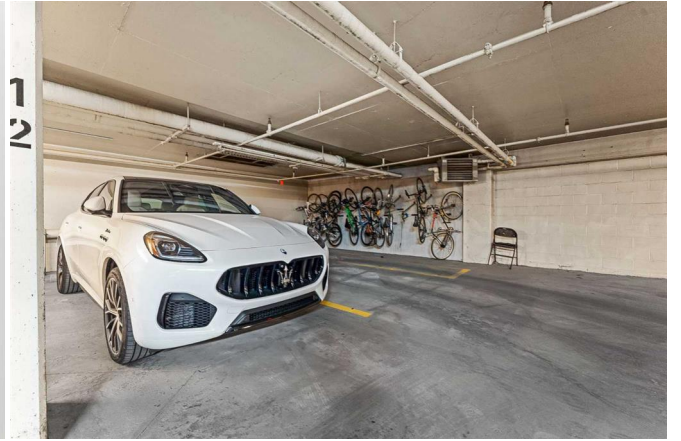
















63 Inglewood Park SE, Calgary, AB

Main Floor Interior Area 1175.47 sq ft



0 3 6 ft  
 PREPARED: 2024/09/11  
 White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.