



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 INGLEWOOD Point, Calgary T2G 5K6**

MLS® #: **A2167664**

Area: **Inglewood**

Listing Date: **09/20/24**

List Price: **\$645,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 04-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **2,325 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,400**  
Low Sqft:  
Ttl Sqft: **1,400**

DOM

**62**

Layout

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

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Composite Siding, Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>12`8" x 11`4"</b>
<b>Dining Room</b>	<b>Third</b>	<b>11`4" x 8`2"</b>
<b>2pc Bathroom</b>	<b>Third</b>	<b>6`10" x 2`11"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>7`7" x 4`11"</b>
<b>Laundry</b>	<b>Level 4</b>	<b>3`2" x 3`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`9" x 7`2"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Third</b>	<b>12`1" x 7`10"</b>
<b>Den</b>	<b>Third</b>	<b>10`9" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>10`11" x 9`11"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>11`6" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Level 4</b>	<b>7`7" x 4`11"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>11`3" x 3`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$420**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d62**

Legal Desc: **9311878**

Remarks

Pub Rmks:

**Welcome to your dream home in the desirable community of Inglewood. This stunning end unit townhouse is perfectly situated on a green space, just a stone's throw from the Bow River and a network of biking and walking paths. As you enter, you're greeted by hardwood floors that flow through the entire property. The second level features a cozy living room, complete with a gas fireplace, vaulted ceiling and towering windows, perfect for relaxing evenings. Step out onto the south facing deck to enjoy your morning coffee while overlooking the serene green space. On the third level, you'll find a generous dining area and a modern kitchen, ideal for entertaining. A dedicated den provides a quiet space for remote work, and a convenient 2-piece bathroom rounds out this floor. Retreat to the upper level where the spacious primary bedroom awaits, featuring a 4-piece ensuite bathroom. A second bedroom and an additional large 4-piece bathroom provide ample space for family or guests. This property also includes a single attached garage and an unfinished lower level, offering the possibility for customization. This property is within close proximity to the downtown core and within walking distance to Inglewood's variety of popular restaurants, breweries and shopping destinations. Don't miss your chance to own this beautiful townhouse in one of Calgary's best inner-city communities! Schedule your private showing today.**

Inclusions:  
Property Listed By:

**None.**  
**Century 21 Bamber Realty LTD.**

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

















