



THE
A-TEAM

**RE/MAX
FIRST**

35 INGLEWOOD Park #303, Calgary T2G 1B5

MLS®#: **A2172429**

Area: **Inglewood**

Listing Date: **10/11/24**

List Price: **\$500,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **1,229**

Low Sqft:

Ttl Sqft: **1,229**

DOM

7

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Balcony, BBQ gas line**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)**

Utilities:

Construction: **Brick, Concrete, Metal Frame**

Flooring: **Carpet, Ceramic Tile**

Water Source:

Fnd/Bsmt:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	9`11" x 5`11"
Bedroom	Main	10`1" x 11`0"
Foyer	Main	13`4" x 8`5"
Laundry	Main	11`1" x 5`7"
Bedroom - Primary	Main	11`3" x 20`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	10`4" x 9`9"
Dining Room	Main	10`5" x 10`4"
Kitchen	Main	13`1" x 8`11"
Living Room	Main	13`0" x 21`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$857

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0914935

Remarks

Pub Rmks: **Welcome to your new home in the vibrant community of Inglewood! This stunning 2-bedroom condo offers a perfect blend of modern design and comfortable living. With ceramic tile floors and an open floor plan accentuated by 9' ceilings throughout, this unit is both spacious and inviting. The heart of the home is the beautifully appointed kitchen, featuring a sit-up breakfast bar, elegant granite countertops, a stylish tile backsplash, and high-quality stainless steel appliances. This kitchen seamlessly flows into the living area, which boasts a cozy fireplace, making it an ideal space for entertaining or relaxing. Step outside to your large private rooftop balcony, where you can enjoy breathtaking views of the city and the perfect vantage point for the Stampede fireworks. The primary suite is a true sanctuary, featuring floor-to-ceiling windows that flood the room with natural light, a convenient walkthrough closet, and a luxurious 4-piece ensuite bathroom. The additional bedroom is generously sized, perfect for guests or a home office. An additional 3-piece bathroom, along with laundry space and ample storage, adds to the functionality of this condo. This unit is equipped with air conditioning for your comfort and includes 2 TITLED parking spots and a TITLED storage locker for added convenience. The building offers a wealth of amenities, including a theatre, recreation area, steam room, fitness center, and a serene courtyard, along with visitor parking for your guests. Located just minutes from the heart of Inglewood, you'll have easy access to beautiful parks, scenic river paths, and a variety of trendy restaurants and shops. Don't miss the opportunity to make this modern condo your new home in one of Calgary's most sought-after neighborhoods!**

Inclusions: **Dishwasher, Dryer, Electric Stove, Microwave hoodfan, Refrigerator in storage room (to be moved to kitchen), washer, Window Coverings,**

Property Listed By: **Royal LePage Mission Real Estate**

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







