



THE
A-TEAM

**RE/MAX
FIRST**

63 INGLEWOOD Park #422, Calgary T2G 1B7

MLS® #: **A2179502**

Area: **Inglewood**

Listing Date: **11/18/24**

List Price: **\$410,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **911**
Low Sqft:
Ttl Sqft: **911**

DOM

15
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **High Ceilings,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`3" x 14`8"	Den	Main	9`8" x 9`4"
Kitchen	Main	14`11" x 9`10"	Laundry	Main	9`3" x 5`10"
Bedroom - Primary	Main	15`9" x 9`4"	4pc Ensuite bath	Main	9`4" x 4`11"
4pc Bathroom	Main	9`3" x 4`11"	Balcony	Main	6`11" x 4`4"

Legal/Tax/Financial

Condo Fee:
\$605

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1510036**

Remarks

Pub Rmks: **Discover the ultimate urban sanctuary in this sleek, west-facing condo in the sought-after Sobow development. Boasting nearly 1,000 square feet of industrial-chic design, this stunning unit features a bright, open layout with exposed concrete accents, sliding barn doors, and wide-engineered oak hardwood floors. With 1 bedroom, a spacious den perfect for a home office or guest space, and 2 luxurious full baths—one with a walk-in shower and the other with a deep soaker tub—this home is as functional as it is stylish. High-end Samsung appliances, a gas Bertazzoni stove/oven, Fisher & Paykel dishwasher, and a full-sized washer/dryer elevate the kitchen and laundry experience, while air conditioning and a gas BBQ hookup add modern comfort. The Sobow offers premium amenities, including a weekday concierge, a media and games room, and heated underground parking. Located in vibrant Inglewood, you're steps from the Bow River Pathway, Inglewood Bird Sanctuary, Harvey Passage, and Pearce Estate Park. Trendy shops, restaurants, and downtown Calgary are all within walking distance, making this the ultimate location for nature lovers and urban explorers alike. This condo isn't just a home—it's a lifestyle statement. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Realty Professionals**

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









