



THE
A-TEAM

**RE/MAX
FIRST**

35 INGLEWOOD Park #408, Calgary T2G 1B5

MLS®#: **A2186123**

Area: **Inglewood**

Listing Date: **01/07/25**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **972**
Low Sqft:
Ttl Sqft: **972**

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof: **Flat**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`3" x 13`8"	Kitchen	Main	10`6" x 8`1"
Dining Room	Main	10`4" x 15`10"	Bedroom - Primary	Main	10`10" x 12`2"
5pc Ensuite bath	Main	7`2" x 8`5"	Bedroom	Main	10`7" x 10`6"
3pc Bathroom	Main	8`8" x 6`11"			

Legal/Tax/Financial

Condo Fee:
\$655

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **0914935**

Remarks

Pub Rmks: **This stunning corner unit features 2 bedrooms, 2 bathrooms with breathtaking views of the mountains and bow river which is neighbored right next to Pearce Estate Park. This condo creates an extravagant feel throughout with an open floor plan that offers flexibility for furniture placement to suit your needs and lifestyle, a large dining area to seat plenty of guests with a functional kitchen equipped with stainless steel appliances and expansive windows throughout flood the home with natural light, enhancing the bright and airy atmosphere. The primary suite features a walk-in closet with built-in organization as well as a 5 pc. ensuite including a double vanity with plenty of storage. The second bedroom offers plenty of space, featuring its own walk-in closet and is conveniently located next to a 3-piece bathroom with a spacious vanity and a walk-in shower. This unit has been freshly painted and includes 1 titled parking stall in the heated underground parkade, and a titled storage unit. Life at the SoBow (South of the Bow) comes with wonderful amenities including secure underground parking, concierge services, a gym, owners Lounge with billiards, a Theatre Room, and more! You're only minutes away from walking & bike paths, parks, and playgrounds. Brilliant location in Inglewood within walking distance of all the amazing local restaurants and shops on 9th Ave!**

Inclusions: **None**
Property Listed By: **RE/MAX Landan Real Estate**

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





