



THE
A-TEAM

**RE/MAX
FIRST**

35 INGLEWOOD Park #217, Calgary T2G 1B5

MLS®#: **A2190109** Area: **Inglewood** Listing Date: **02/07/25** List Price: **\$394,900**
 Status: **Active** 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: **994**
 Low Sqft:
 Ttl Sqft: **994**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Flat, Tar/Gravel**
 Heating: **Baseboard, Hot Water**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Storage, Uncovered Courtyard**

Construction: **Brick, Concrete, Metal Frame, Silent Floor Joists**
 Flooring: **Ceramic Tile, Hardwood, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Elevator, Granite Counters, High Ceilings, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 13`3"	Kitchen	Main	8`8" x 10`8"
Dining Room	Main	14`6" x 6`3"	Bedroom - Primary	Main	11`0" x 12`6"
Bedroom	Main	10`6" x 10`0"	Balcony	Main	10`6" x 7`2"
3pc Bathroom	Main	5`4" x 6`0"	4pc Ensuite bath	Main	9`3" x 9`0"
Laundry	Main	4`4" x 7`9"	Walk-In Closet	Main	7`8" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$655

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0914935**

Remarks

Pub Rmks: **Welcome to a cozy & spacious 2-bedroom, 2-bath condo in the highly desirable Grande House of SoBow, located in the inner-city community of Inglewood. The 994 square foot condo with an open floor plan, has 9-foot ceilings, making it seem even more spacious. The kitchen has extended 8-foot-high cabinets, giving you extra storage space above, and features granite counter tops, a breakfast bar, & stainless appliances. Dark walnut hardwood flooring is throughout the kitchen, dining area, & living room. There is a floor-to- ceiling, stone-faced gas fireplace in the living room, that will add character to your home on winter evenings. For those warm summer days, there is a remote-controlled wall-mounted air conditioner, and ceiling fans throughout. Luxury Vinyl Plank floor has recently been installed in both bedrooms and primary walk-in closet. The 4-piece ensuite has ceramic tile flooring and a separate shower stall & bathtub. The 2nd bedroom is a perfect set up if you have a roommate or guests staying over as the 3-piece main bathroom is just around the corner. The in-suite laundry area has a stacking washer/dryer and plenty of room for storage. Unit 217 is located on the 2nd floor & is one of the very few units in the complex with a balcony. The 75-square-foot balcony faces east; a perfect spot to enjoy your morning coffee. The balcony features a gas line connection for your BBQ -- no more re-filling and hauling up propane tanks. There is a super-wide titled underground parking stall with a titled storage locker. The Grande House is BuiltGreen™ & features concrete & steel-frame construction. All lighting fixtures in the unit have LED bulbs to reduce power consumption & for longevity. The complex boasts amenities including an Owners' Lounge, Media Room, Fitness Centre, Steam Room, Courtyard, & Visitor Parking. Located next to Pearce Estate Park & river pathways, you will enjoy leisurely strolls or cycling along the Bow River. The pathways connect to some of Calgary's best green spaces, such as the Inglewood Bird Sanctuary, St. Patrick's Island, the Calgary Zoo, & Harvie Passage. Within walking distance, you'll find restaurants, boutiques, cafes, pubs, and micro-breweries, making Inglewood one of the best Calgary communities to live in. It is close to downtown with quick access to major roads, allowing you to easily explore all that Calgary has to offer.**

Inclusions:
Property Listed By: **None**
TREC The Real Estate Company

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













