

**35 INGLEWOOD Park #413, Calgary T2G 5K6**

MLS®#: **A2197271**      Area: **Inglewood**      Listing Date: **02/27/25**      List Price: **\$300,000**  
 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: **767**  
 Low Sqft:  
 Ttl Sqft: **767**

DOM

**1**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Parkade,Secured,Stall,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Courtyard,Private Entrance**

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

Kitchen Appl: **Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **French Door,Granite Counters,No Animal Home,No Smoking Home,Stone Counters,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$555**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **0914935**

Remarks

Pub Rmks:

Welcome to SoBow in Inglewood, one of Calgary's most vibrant and sought-after communities! This spacious 1 bed, 1 bath, PLUS DEN condo offers 767 SF of stylish living space and comes complete with an owned parking stall and storage unit. The kitchen features granite countertops, stainless steel appliances (including a NEW stove), shaker-style cabinetry, and a breakfast bar that's perfect for cooking and entertaining. The open concept living and dining area has an abundance of natural light from west-facing windows, creating a warm and inviting atmosphere, and has a gas fireplace. The primary bedroom connects to the den with French doors and is ideal for a home office or flex space. The 4pc bathroom with a large soaker tub and a separate glass shower for ultimate relaxation. Plus, enjoy the convenience of in-suite laundry and central AIR CONDITIONING. The parking and storage are conveniently located in the HEATED parkade. SoBow residents enjoy top-tier amenities, including a fitness center, yoga studio, media room, games room (with pool tables and a kitchen), and a beautiful outdoor courtyard. Located just steps from the Bow River, Pearce Estate Park, and tons of shops and restaurants, this prime location offers the best of inner-city living, just minutes from downtown with easy access to Deerfoot Trail.

Inclusions:

NA

Property Listed By:

Real Broker

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

















