



THE
A-TEAM

**RE/MAX
FIRST**

226 INGLEWOOD Grove, Calgary T2G 5R4

MLS®#: **A2205814**

Area: **Inglewood**

Listing Date: **03/28/25**

List Price: **\$620,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2000**

Lot Information
Lot Sz Ar: **1,603 sqft**
Lot Shape:

Access:
Lot Feat: **Cul-De-Sac**
Park Feat: **Single Garage Attached**

Finished Floor Area
Abv Sqft: **1,269**
Low Sqft:
Ttl Sqft: **1,269**

DOM

12
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **4 Level**
Split,Attached-Side by Side

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|----------------|-----------------------|
| Living Room | Second | 18`2" x 12`8" |
| Dining Room | Third | 11`0" x 6`4" |
| Bedroom - Primary | Level 4 | 11`11" x 12`0" |
| Den | Level 4 | 6`7" x 7`5" |
| 4pc Ensuite bath | Level 4 | 6`10" x 7`0" |

| Room | Level | Dimensions |
|-------------------------|----------------|-----------------------|
| Kitchen | Third | 11`4" x 9`11" |
| 2pc Bathroom | Third | 4`9" x 5`6" |
| Bedroom | Level 4 | 10`1" x 12`11" |
| 4pc Ensuite bath | Level 4 | 7`9" x 5`5" |
| Bedroom | Lower | 14`1" x 10`10" |

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **0112151**

Remarks

Pub Rmks: **INGLEWOOD GEM | SEMI-DETACHED | BACKING ONTO BROOK & GREENSPACE | 2 PRIMARY SUITES + DEN | Welcome to 226 Inglewood Grove SE—a serene and stylish townhome tucked into a QUIET CUL-DE-SAC in one of Calgary’s most vibrant and walkable inner-city communities. This beautifully maintained offers 2 SPACIOUS PRIMARY BEDROOMS with ensuites, a VERSATILE DEN, and over 1,350 SQ FT OF TOTAL LIVING SPACE, backing onto a tranquil green space and flowing brook. The main level welcomes you with a BRIGHT and airy living room featuring VAULTED CEILINGS, HARDWOOD FLOORING, and a stunning floor-to-ceiling FIREPLACE that creates a cozy and elegant focal point. Just a few steps up, the spacious kitchen features QUARTZ countertops, a NEW DISHWASHER, ample cabinetry, and an ISLAND WITH EATING BAR for two. The large dining area offering plenty of space to host family dinners or gather with friends. Easy access to the balcony with gas BBQ hookup—perfect for grilling and outdoor dining. Main floor 2 pc bathroom includes the convenient laundry room. Upstairs, you’ll find TWO GENEROUS BEDROOMS, each with its own walk-in closet and 4-piece ensuite, ideal for roommates, guests, or multi-generational living. You’ll love the extra DEN between the bedrooms, ideal as a home office, music space or quiet reading nook. The fully finished LOWER LEVEL includes a FLEX SPACE, ideal as a guest space, large office, creative studio, or home gym...whatever you need. Your ATTACHED SINGLE GARAGE and additional driveway parking make coming and going a breeze. Bonus features include AIR CONDITIONING for year-round comfort, a pet-friendly complex (with board approval), and a LOW monthly condo fee. You’ll love the location—tucked beside the BOW RIVER PATHWAYS and Pearce Estate Park, and just minutes to INGLEWOOD’S ICONIC SHOPS, RESTAURANTS, CAFES and BREWERIES. With downtown only minutes away, this home offers the perfect blend of nature and urban lifestyle.**

Inclusions:
Property Listed By: **Central Vacuum/attachents "as is"
RE/MAX First**

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







