

# \$399,900 - 408, 35 Inglewood Park Se, Calgary

MLS® #A2186123

**\$399,900**

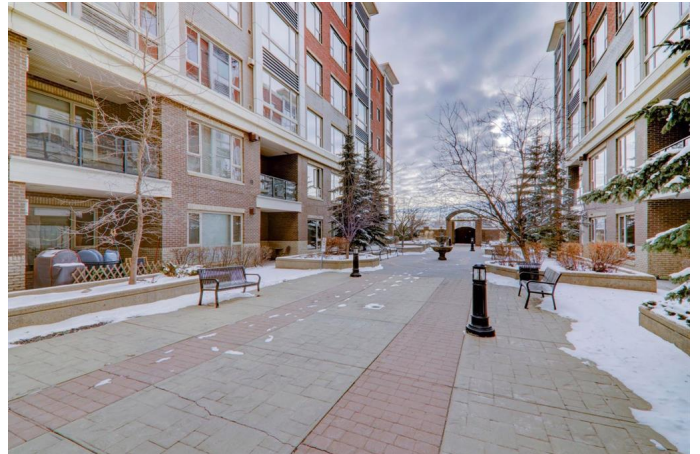
2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

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!

Built in 2009



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2186123    |
| Price          | \$399,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 972         |
| Acres          | 0.00        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 408, 35 Inglewood Park Se |
| Subdivision | Inglewood                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2G 1B5                   |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Party Room, Visitor Parking, Recreation Room |
| Parking Spaces | 1   |
| Parking        | Underground, Titled   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                      |
| Heating           | Baseboard   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 6   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Flat            |
| Construction      | Brick, Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 7th, 2025 |
| Days on Market | 101               |
| Zoning         | DC                |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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