

# \$300,000 - 413, 35 Inglewood Park Se, Calgary

MLS® #A2197271

**\$300,000**

1 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

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 767SF 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.

Built in 2009



## Essential Information

MLS® #	A2197271
Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	767
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	413, 35 Inglewood Park Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5K6

## Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

## Interior

Interior Features	French Door, Granite Counters, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	6

## Exterior

Exterior Features Courtyard, Private Entrance  
Construction Brick, Concrete

## Additional Information

Date Listed February 27th, 2025  
Days on Market 13  
Zoning DC

## Listing Details

Listing Office Real Broker

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