



GRASSROOTS
REALTY GROUP

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138 Inglewood Point SE
Calgary, Alberta

MLS # A2218556



\$689,900

Division:	Inglewood		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,261 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 439
Basement:	Finished, Partial	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		
Inclusions:	N/A		

Skip the suburbs. Live where the action is. This isn't your cookie-cutter home. It's a 3-bed + den, 2.5 bath modern duplex in Inglewood, sitting on the Bow River, with zero neighbors behind you and nothing but pathways, River, and trees to enjoy. You'll get all the upgrades—granite counters, hardwood floors, fireplace, rainfall shower, and the perfect Balcony to relax and enjoy the scenery. Closet organizers keep it tight, vaulted ceilings keep it airy, and the attached garage keeps your winter rage at bay. Best part? You're steps from breweries, Restaurants, shops, and trails. Adulting just got interesting.