



GRASSROOTS
REALTY GROUP

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122 Inglewood Grove SE
Calgary, Alberta

MLS # A2237099



\$599,900

Division:	Inglewood		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,269 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d62
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shelving in Garage		

Welcome to this beautifully updated and lovingly maintained townhome, nestled in the vibrant and historic community of Inglewood. This home offers the perfect blend of comfort, style, and functionality for modern urban living. Step inside and you're immediately welcomed by gleaming hardwood flooring, vaulted ceilings, and large windows that allow natural light to flow through. The open-concept kitchen is equipped with stainless steel appliances, ample cabinetry, and a corner pantry—a functional layout ideal for everyday living. Conveniently located off the dining area, you'll find a sunny south-facing rear deck with a BBQ gas line—perfect for entertaining. Or enjoy your morning coffee on the elevated front patio, just off the cozy living room, which features a charming corner gas fireplace. Upstairs, you'll find two spacious primary bedrooms, each with walk-in closets and private ensuites, thoughtfully separated by a versatile den/flex room. The fully developed basement adds valuable living space with a large recreation room, under-stair storage, and an enclosed laundry room. Additional highlights include: fresh paint, refinished hardwood flooring, LED lightbulbs throughout, central vacuum rough-in, and a drywalled and insulated single attached garage with water hookups plus visitor parking. Enjoy the charm of tree-lined streets and a walkable lifestyle, just steps from the Bow River pathway system, eclectic shops, award-winning restaurants, and local breweries. Inglewood's unique character and strong sense of community make it one of Calgary's most sought-after inner-city neighbourhoods. Whether you're a first-time buyer, investor, or simply seeking a low-maintenance lifestyle in a prime location, this townhouse is a must-see!

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