



GRASSROOTS
REALTY GROUP

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**423, 63 Inglewood Park SE
Calgary, Alberta**

MLS # A2237954



\$439,900

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,012 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions:	n/a
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Welcome to #423, a stunning corner unit in one of Calgary's most vibrant inner-city communities—Inglewood. With over 1,000 sq ft of open-concept living space, this beautifully designed 2-bedroom, 2-bath condo is the perfect mix of modern style and natural beauty. Step inside and immediately feel the difference: high ceilings, oversized windows, and bright natural light fill every room. Enjoy breathtaking unobstructed views of the Bow River and lush green space. The sleek designer kitchen features flat-panel cabinetry, a gas range, and a large island with built-in storage and bar seating, ideal for hosting or casual everyday living. Wide-plank hardwood floors run throughout, giving the space warmth and flow. The primary bedroom comfortably fits a king-sized bed and includes a 3-piece ensuite with an oversized walk-in shower and clean finishes. The second bedroom is large and bright, making it perfect for guests, a home office, or both. The main 4-piece bathroom is just outside the bedroom, so it's like having an ensuite. You'll also love the huge in-unit storage/laundry room—a rare find in condo living. Located just steps from Harvie Passage, the Bow River Pathway, Pearce Estate Park, and 9th Avenue's local shops and restaurants, not to mention the farmer's market, this unit offers the best of both worlds: urban living with direct access to nature. Whether you love biking, paddling, dining, or exploring unique boutiques, Inglewood has it all! Additional features include underground titled parking, secure bike storage, and, opening July 11th, an impressive fitness centre; all this in a well-managed, pet-friendly (with board approval) building. So don't miss your chance to live in a river-facing, move-in-ready home in one of Calgary's most desirable communities. Book your private showing today!