



**GRASSROOTS**  
REALTY GROUP

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**420, 63 Inglewood Park SE**  
**Calgary, Alberta**

**MLS # A2242567**



**\$299,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	620 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Track Lighting, Wood Counters		

**Inclusions:** Metal Storage Lockers x 2, Gas BBQ

Welcome to this stylish 1 bedroom, 1 bathroom condo in the sought-after SoBow building in vibrant Inglewood. With a modern open loft feel and west-facing exposure, this unit is filled with natural light and urban charm. The spacious layout features hardwood floors throughout, a sleek kitchen equipped with high-end appliances including a 6-burner gas range, and in-suite laundry with extra storage for added convenience. Enjoy the comfort of a titled underground parking stall, while the building offers exceptional amenities such as a full-service concierge, expansive fitness facility, and a social room for gatherings. Just steps to the Bow River pathway system, restaurants, and local shops, this location combines inner-city living with access to nature. Ideal for professionals or investors, this home delivers the perfect blend of luxury, lifestyle, and location.