



GRASSROOTS
REALTY GROUP

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611, 35 INGLEWOOD Park SE
Calgary, Alberta

MLS # A2252472



\$330,000

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	763 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to SoBow, in the heart of Inglewood — one of Calgary's most vibrant and desirable inner-city communities. This stunning penthouse suite offers over 800 sq. ft. of stylish, functional living space with 1 bedroom + den, 1 bathroom, and comes complete with an owned underground parking stall and storage unit. Thoughtfully updated with brand-new flooring, fresh paint, and modern lighting fixtures, this home exudes a clean and contemporary feel. The bright, spacious kitchen blends form and function with granite countertops, stainless steel appliances, shaker-style cabinetry, and a breakfast bar ideal for casual dining or entertaining. The open-concept living and dining area is filled with natural light from large windows and enhanced by a cozy gas fireplace, creating a warm and inviting atmosphere. The primary bedroom flows seamlessly into a versatile den — perfect as a home office, reading nook, or guest space. The elegant 4-piece bathroom provides a spa-like retreat with a soaker tub and separate glass shower. Additional conveniences include in-suite laundry and central air conditioning for year-round comfort. Enjoy the ease of a heated underground parkade with direct access to your parking stall and storage. As a resident of SoBow, you'll have access to premium amenities, including a fully equipped fitness centre, media and games rooms with pool tables and kitchen facilities, and a beautifully landscaped outdoor courtyard. Located just steps from the Bow River, Pearce Estate Park, pathways, shops, restaurants, and caf  s, with quick access to downtown and Deerfoot Trail, this penthouse offers the perfect blend of luxury, convenience, and community charm. ***Some photos have been virtually staged.***

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