



GRASSROOTS
REALTY GROUP

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**116, 35 Inglewood Park SE
Calgary, Alberta**

MLS # A2277701



\$365,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Inglewood | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 845 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 536 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Low Flow Plumbing Fixtures, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to SoBow in the heart of Inglewood—one of Calgary's most vibrant and beloved communities, once voted Best Neighbourhood in Canada. This beautifully updated 2 bedroom, 2 bathroom main floor unit offers an unbeatable lifestyle just steps from unique shops, acclaimed restaurants, art galleries, and the Bow River pathway system. Whether you're biking, walking, or hopping on an e-scooter, downtown is effortlessly accessible, making everyday living as convenient as it is exciting. Inside, the open-concept floor plan is bright and welcoming, framed by large windows that flood the space with natural light. Engineered hardwood floors flow throughout the main living areas, while a cozy gas fireplace anchors the living room—perfect for relaxing evenings at home. The modern kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances, garburator, updated cabinetry, and plenty of workspace for cooking and entertaining. The thoughtful layout includes two well-sized bedrooms and two beautifully finished bathrooms. The primary suite offers a spa-like ensuite with dual sinks, quartz countertops, and a built-in linen closet, while the second bathroom is equally polished with matching quartz finishes. In-suite laundry adds everyday convenience, and a titled storage unit provides extra space for seasonal or recreational items. Step outside to your large main floor patio—ideal for morning coffee, evening wine, or summer BBQs thanks to the gas hookup. Pet lovers will appreciate that this building is extremely pet-friendly, with nearby pathways, parks, and even dog-welcoming local favorites like Cold Garden just around the corner. SoBow residents also enjoy outstanding building amenities, including an enormous fitness facility with steam shower and sauna, a large media room, bistro area, and a stylish lounge

complete with foosball and pool tables—perfect for entertaining or unwinding without ever leaving home. With quick access to Deerfoot Trail, Blackfoot Trail, downtown, and Pearce Estate Park’s playgrounds, picnic areas, and river pathways, this location truly offers the best of urban living with a community feel. Don’t miss your opportunity to live in one of Calgary’s most sought-after neighborhoods—this is Inglewood living at its finest.