



**610, 63 Inglewood Park SE  
Calgary, Alberta**

**MLS # A2286254**



**\$409,999**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 660
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island		

**Inclusions:** Refrigerator, gas stove, dishwasher, hoodfan, washer, dryer, all window coverings, wall units/closets

Welcome to one of the most sought-after pockets of Calgary in the heart of Inglewood, where character meets convenience and everything you love is steps from your door. This bright and beautifully maintained 2-bedroom, 2-bathroom top-floor apartment delivers what buyers crave: privacy, quiet, and unbeatable access to the outdoors and downtown. Top floor means no footsteps above you. The building is exceptionally clean, well run, and home to genuinely friendly neighbours who take pride in where they live. There's access to the gym plus extensive amenities in the building and secure bike storage in the parkade, built for an active, inner-city lifestyle. Inside, hardwood floors add warmth and durability, while the open-concept layout creates space to live and entertain. The kitchen anchors the home with a large island and breakfast bar, perfect for morning coffee or hosting friends before heading out to 9th Ave. In-suite laundry adds everyday convenience, and the smart floorplan separates the two bedrooms for maximum privacy. The primary suite features its own full ensuite, while the second bedroom and bathroom are ideal for guests, roommates, or a home office. Step out onto your private balcony, complete with a gas line for your BBQ for summer evenings done right. You'll also enjoy a titled parking stall and an oversized titled storage locker (6'6" wide x 7' tall x 3'6" deep), giving you the flexibility and space condo buyers often miss. And the location? It's unbeatable. Trails run directly behind the building, connecting you north to downtown or south along the Bow. You're minutes from the Bow River itself, Pearce Estate Park, the historic Sam Livingston Fish Hatchery, and the peaceful Inglewood Bird Sanctuary, nature at your doorstep. When it's time for coffee, dinner, or a night out, 9th Avenue delivers with

independent cafés, restaurants, bars, and boutique shops that make Inglewood one of Calgary's most vibrant communities. Quick access to major roadways makes getting around the city, or out of town, effortless. Downtown is just minutes away. If you want an inner-city apartment that combines quiet top-floor living, strong building management, unbeatable access to nature, and the character of historic Inglewood, this is it. Book your private showing today!