



**31, 35 Inglewood Park SE  
Calgary, Alberta**

**MLS # A2291036**



**\$319,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	795 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Refrigerator, Electric Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings

Experience the best of inner-city living in the heart of Inglewood, consistently voted one of Calgary’s most vibrant and sought-after communities. This sophisticated ground-floor end unit offers a seamless blend of style and convenience, featuring one bedroom, a large versatile den, and a titled underground parking stall. Thoughtfully updated, the home feels bright and inviting the moment you step through the door. The open-concept layout is anchored by a well-appointed kitchen boasting granite countertops, stainless steel appliances, and a raised breakfast bar that flows naturally into the spacious dining and living areas. A tiled gas fireplace adds a touch of warmth to the space, while double doors lead out to a private patio perfect for morning coffee. The primary suite is a true retreat, offering a large closet and double doors that open into a generous den—an ideal setup for a professional home office, creative studio, or cozy reading nook. This den also features its own secondary access to the front of the complex, making it incredibly convenient for guests or quick errands. The unit is completed by a four-piece spa-inspired bathroom with a deep soaker tub and the added convenience of in-suite laundry. Beyond the apartment walls, you’ll enjoy a titled storage locker and access to building amenities including a fitness center and games room, all within a secure complex just steps from the foyer. Located just a short commute from the downtown core, this property puts you within walking distance of Inglewood’s iconic boutiques, award-winning restaurants, and scenic river pathways. Whether you are a professional looking for a stylish urban base or a savvy investor seeking exceptional value in a high-demand area, this home offers a turnkey lifestyle in an unbeatable location.