



GRASSROOTS
REALTY GROUP

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121, 63 INGLEWOOD Park SE
Calgary, Alberta

MLS # A2292501



\$309,900

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Wall Furnace	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 499
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC (pre 1 P 2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Recreation Facilities, Steam Room, Storage		

Inclusions: KITCHEN ACCESSORIES

Ground-Floor Living, Elevated Design: The Inglewood Advantage. Forget the elevator wait. Forget the climb. This isn't just a ground-floor unit; it's a strategic choice for a life lived effortlessly. Designed by the acclaimed NORR Architects, this 1-bedroom sanctuary in the heart of Inglewood proves that convenience and high-design aren't mutually exclusive. The No-Lift Lifestyle — Perfect for pet owners and those who value immediate access, this unit opens directly to the building's courtyard. No waiting for elevators with a dog, no hauling groceries up flights of stairs. Just seamless entry from the street to your living space. Plus, you get the trifecta of titled underground parking, a titled storage locker, and a dedicated visitor pass—a level of convenience often reserved. Architectural Integrity, Not Just Decor — While others focus on paint colors, this home focuses on structure. The NORR design philosophy shines through in the clean lines and functional layout that maximizes light and flow. It's a space that respects your time and your privacy. Your Private Club — Why pay for a gym membership when you have a 9,000 sq. ft. fitness center right next door? The amenities here aren't an afterthought; they are the centerpiece. Train hard with access to the full fitness suite, yoga studio, and steam rooms. Unwind by hosting movie nights in the private cinema or game sessions in the dedicated lounge. Entertain with the party room that comes equipped with a full kitchen, ready for your next gathering without the hassle of setup. Location: The Best of Both Worlds — Step outside and you are in the Vintage Inglewood district. Walk to the 5-star Bird Sanctuary and Pearce Estate Park for morning runs, or explore the historic streets for coffee and dining. You are positioned exactly where the city's energy meets the river's calm. The Bottom Line — This is

for the buyer who wants the prestige of SoBow without the pretension. It's a smart, ground-level investment with titled parking and storage, backed by world-class amenities and a location that defines Inglewood. Don't just watch the neighborhood change. Live in the center of it.