



**209, 63 Inglewood Park SE  
Calgary, Alberta**

**MLS # A2147536**



**\$449,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, 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>	Flat, Membrane	<b>Condo Fee:</b>	\$ 606
<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>	Closet Organizers, High Ceilings, No Smoking Home		

**Inclusions:** N/A

INGLEWOOD SANCTUARY! THIS STUNNING APARTMENT IS WALKING DISTANCE TO THE RIVER PATHWAYS, PEARCE ESTATE PARK IS RIGHT OUTSIDE YOUR BUILDING DOORS, HARVIE PASSAGE LOOKOUT IS A SHORT STROLL AWAY, AND THE INGLEWOOD BIRD SANCTUARY IS JUST A SHORT WALK FROM YOUR NEW HOME. This stunning 2-bedroom, 2-bathroom SOUTH FACING CORNER UNIT with almost 1000 sq ft of total living space features an abundance of NATURAL LIGHT, modern kitchen ISLAND with built-in eating area, high-end STAINLESS-STEEL appliances, and premium wide-plank engineered oak HARDWOOD FLOORS. Both bedrooms have access to their own bathrooms with the primary featuring a spa-like ensuite. You will love that 50% of your walls are windows in this amazing corner unit. All residents have access to the Gym/REC room, as well as a party room. The CONCRETE CONSTRUCTION ensures peace and quiet from the neighbors above and is complete with a TITLED, UNDERGROUND, HEATED PARKING STALL ensuring your vehicle is secure and safe from the elements. Don't miss out on this opportunity to live in the highly desired community of INGLEWOOD! The charm, the character and the location will make you fall in love with this beautiful suite. VIRTUAL TOUR AVAILABLE!