



**123, 63 Inglewood Park SE  
Calgary, Alberta**

**MLS # A2153014**



**\$459,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 706
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All keys and FOB (s), Nest thermostats x2, Floating shelves in bathrooms, T.V. wall mount and brackets, USB outlets x2 on island

Welcome to the Stylish and Pet-Friendly, Boutique Community of SoBow! A truly outstanding opportunity to live in the historic inner-city neighbourhood of Inglewood. Exceptionally situated along the Bow River and pathways, Pearce Estate Park, and strolling distance to the heart of Inglewood, this contemporary two-bedroom, two-bathroom residence is an example of trendy living at its best. An expanse of high-efficiency windows, wide-plank white oak flooring, and modern lighting combine to dramatic effect inside the impressive 1008 SF corner unit. Natural light floods the open-concept kitchen, living and dining rooms while offering views of the greenspace beyond. Clean cabinetry provides a neutral backdrop for the smartly designed kitchen boasting a Bertazzoni gas stove, Fisher Paykal dishwasher, and an abundance of counterspace including a 10' island with butcher block top and additional seating. The bright living and dining spaces convey an air of relaxed sophistication perfect for entertaining family and friends. The primary bedroom and ensuite offer a comfortable retreat overlooking the adjacent greenspace while the sunny secondary bedroom is the ideal space for an office, nursery, or guest room. Completing this well-appointed residence is a second bathroom and-convenient in-suite laundry and storage. Other highlights include 9' foot ceilings, air conditioning, titled underground parking, titled storage locker, separate bike storage, and concierge. But, perhaps the most notable feature of this special property is the approximately 200 SF patio &ndash; a prized living space from where to enjoy reading a book, sipping wine under the stars, weekend BBQs, or simply playing with the dog. Close to all of Inglewood's amenities and the Bow-river pathway system, this beautiful property delivers it all! Make your move to SoBow - Inglewood's first

green-built concrete structure and take advantage of this unique amenity-rich and outdoor lifestyle opportunity. Welcome Home!