



GRASSROOTS
REALTY GROUP

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217, 63 Inglewood Park SE
Calgary, Alberta

MLS # A2208723



\$399,000

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	829 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Other, See Remarks	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 612
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to Inglewood, where urban energy meets riverside tranquility. This stunning two bedroom, two full bathroom condo offers the perfect blend of style, comfort, and location. Premium wide-plank engineered oak hardwood floors lead you into the open-concept living, dining, and kitchen area, where floor-to-ceiling windows flood the space with natural light. No need to worry about those sunny summer days—central A/C keeps things perfectly cool. The kitchen is ideal for entertaining, and the spacious balcony is perfect for lounging or grilling while enjoying breathtaking views of the Bow River and pathway system, visible even from the primary bedroom. The second bedroom offers flexible space—great for guests, a home office, or whatever suits your lifestyle. There's plenty of in-unit storage, plus the convenience of a titled parking stall and a titled storage locker. Building amenities include a day-time concierge, a well-equipped gym, an owners’ lounge with a billiards table, and a theater room. Step outside to direct access to the Bow River Pathway, Pearce Estate Park, and the Inglewood Bird Sanctuary. If walking or biking is your thing, this is the place to be. Just minutes away, 9th Avenue offers the very best of Inglewood living—an eclectic mix of antique shops, boutiques, cafes, pubs, and a growing collection of microbreweries. Enjoy the charm of the famous Inglewood night markets, street festivals, and the vibrant cultural scene that make this one of Calgary’s most sought-after communities. Welcome home!