

122 Inglewood Grove SE
Calgary, Alberta

MLS # A2237099

\$599,900



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|--------------------|--|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 325 |
| Basement: | Crawl Space, Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-CG d62 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, High Ceilings, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Shelving in Garage | | |

Welcome to this beautifully updated and lovingly maintained townhome, nestled in the vibrant and historic community of Inglewood. This home offers the perfect blend of comfort, style, and functionality for modern urban living. Step inside and you're immediately welcomed by gleaming hardwood flooring, vaulted ceilings, and large windows that allow natural light to flow through. The open-concept kitchen is equipped with stainless steel appliances, ample cabinetry, and a corner pantry—a functional layout ideal for everyday living. Conveniently located off the dining area, you'll find a sunny south-facing rear deck with a BBQ gas line—perfect for entertaining. Or enjoy your morning coffee on the elevated front patio, just off the cozy living room, which features a charming corner gas fireplace. Upstairs, you'll find two spacious primary bedrooms, each with walk-in closets and private ensuites, thoughtfully separated by a versatile den/flex room. The fully developed basement adds valuable living space with a large recreation room, under-stair storage, and an enclosed laundry room. Additional highlights include: fresh paint, refinished hardwood flooring, LED lightbulbs throughout, central vacuum rough-in, and a drywalled and insulated single attached garage with water hookups plus visitor parking. Enjoy the charm of tree-lined streets and a walkable lifestyle, just steps from the Bow River pathway system, eclectic shops, award-winning restaurants, and local breweries. Inglewood's unique character and strong sense of community make it one of Calgary's most sought-after inner-city neighbourhoods. Whether you're a first-time buyer, investor, or simply seeking a low-maintenance lifestyle in a prime location, this townhouse is a must-see!