

**420, 63 Inglewood Park SE
Calgary, Alberta**

MLS # A2274624



\$299,000

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	582 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Off Street, Paved, Secured, Stall, Titled, Undergro		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Soaking Tub, Steam Room, Storage, Track Lighting

Inclusions: 2 metal lockers; shelving in laundry room

SOPHISTICATION meets PRIME LOCATION to offer you home ownership in the HIGHLY COVETED community of INGLEWOOD. Step into style and functionality in this BEAUTIFULLY designed 1-bedroom home in the AWARD-WINNING SOBOW condos, thoughtfully DESIGNED by NORR Architects. If COST of living and ENVIRONMENTAL impact are at front of mind for you, you will be pleased to know this is Calgary's FIRST CONCRETE structure to earn BUILT GREEN® certification for SUSTAINABILITY. This unit features soaring 9 FOOT ceilings, EUROPEAN WHITE OAK wide-plank hardwood flooring, and a CHEF-INSPIRED kitchen with PREMIUM appliances—Fisher Paykel integrated DISHDRAWER DISHWASHER, an ITALIAN BERTAZZONI gas range and STUNNING QUARTZ countertops. The Quartz/Butcher Block Kitchen ISLAND measuring 120"x30" is large enough to fit all of your FAVORITE HOLIDAY MEALS and entertain even the most fickle of friends. Relax in the hot summers with central A/C controlled on your high tech GOOGLE NEST thermostat. This functional ONE BEDROOM condo also includes CONVENIENT IN-SUITE LAUNDRY with a SAMSUNG STEAM DRYER and OVERSIZED FRONT LOAD WASHER. The laundry room provides ADDITIONAL STORAGE and the WEST BALCONY offers serene COURTYARD and Pearce Estate Park views, complete with a GAS BBQ hookup. Your friends will be jealous with the AMENITIES that ELEVATE your lifestyle: on-site CONCIERGE service, a 9,000 sq. ft. FITNESS facility with showers and STEAM ROOMS, a FULL SERVICE INTEGRATIVE HEALTH CLINIC offering naturopath, massage and acupuncture therapies, a GAMING lounge, and a PARTY ROOM complete with KITCHEN facilities. You can be just STEPS away from the Bow River pathways,

the infamous Harvie Passage for summer surfing and tubing, Pearce Estate Park, the Bird Sanctuary, a bus stop, and Inglewood's vibrant shops and dining. A RARE opportunity at this price point—book your showing today! Property rents from \$1600-1800/month. Buyer will get vacant possession on sale.