

**305, 35 Inglewood Park SE  
Calgary, Alberta**

**MLS # A2274855**



# \$488,000

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Owned, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 772
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage		

**Inclusions:** Air-conditioning

Welcome to 35 Inglewood Park SE! Imagine coming home to 1,065 sq ft of open-concept living space paired with a nearly 400 sq ft west-facing balcony—the perfect extension of your living area. This beautifully designed 2-bedroom + den, 2 full-bath condo blends sophistication with contemporary style in one of Calgary’s most sought-after inner-city neighbourhoods. Step inside and you’re greeted by high ceilings, oversized windows, and an abundance of natural west sunlight, all showcasing stunning downtown Calgary views. Includes air-conditioning for those hot summer days. The kitchen features custom shaker-style cabinetry, upgraded stainless steel appliances, and a large breakfast island—ideal for entertaining or casual meals. Wide-plank hardwood flooring by Lauzon flows throughout, creating a warm, modern, and cohesive atmosphere. The spacious primary bedroom comfortably accommodates a king-sized bed and offers a luxurious 5-piece ensuite with an oversized walk-in shower, relaxing soaker tub, and a generously sized custom walk-in closet. The second bedroom is bright and well-proportioned—perfect for guests—and provides convenient access to a light-filled den/office space. Additional features include , in-unit storage/laundry room, two titled underground parking stalls, a separate storage locker, secure bike storage, and access to an impressive fitness centre and party/entertainment room—all within a well-managed, pet-friendly (with board approval) building. Located steps from Harvie Passage, the Bow River Pathway, Pearce Estate Park, and the vibrant shops and restaurants of 9th Avenue, this home delivers the ideal balance of urban convenience and natural beauty. Whether you love biking, paddling, dining, or exploring local boutiques, Inglewood truly

offers it all. Don't miss your chance—book your private showing with your favourite REALTOR® today!