

**404, 35 Inglewood Park SE**  
**Calgary, Alberta**

**MLS # A2288832**



**\$345,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Ceiling, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** n/a

Welcome to Grande House in SoBow. STUNNING VIEWS, INCREDIBLE INNER CITY LOCATION, LUXURY LIVING in this AMENITY RICH COMPLEX. Concierge services greet you as you enter the spacious front foyer of this concrete building. Stepping into this West facing 4th floor condo, your eyes move to the unobstructed views of the city, mountains and lush green neighborhood - a picturesque backdrop to a spacious open floor plan. Espresso stained cabinetry & granite counters are offset with stainless steel appliances including a brand new fridge & dishwasher. Truly a step saving kitchen that maximizes the ample use of work space and offers the additional casual eating area at the raised eating bar. Flooded with natural light a full bank of floor to ceiling windows highlights the 9 foot ceilings and creates a spacious ambience for relaxing. A sectional will fit comfortably in the living room where you can enjoy the A/C in summer or the fireplace in the cooler days of winter. Thoughtfully planned, this unit features a sun room adjacent to the primary bedroom which opens up to the view of the mountains in the morning and the night lights of the city by evening. The four piece main bath is complete with a deep soaker tub, walk in shower, and a great sized vanity that includes doors and drawers for toiletries and towels. The functional floor plan also includes a private den/office offset from the living room, equipped with brand new custom cabinets, as well as a laundry room with a brand new stacked washer/dryer. This unit offers brand new vinyl floors and comes with an underground titled parking, along with titled storage locker. This amenity rich building includes a state of the art gym facility, a recreation room with pool tables and foosball table, a movie area complete with recliners. Inglewood's vibrant 9th Ave showcases the inner-city lifestyle that delivers shops,

boutiques, number of different restaurant & amenities, all within walking distance. Pearce Estate Park, the Bow River and the Inglewood Bird Sanctuary are your neighbors at SoBow. Call today for your private viewing! Vacant and move-in ready &mdash; don't miss your chance to own one of the city's best views with the convenience of inner-city living !