

**402, 63 Inglewood Park SE**  
**Calgary, Alberta**

**MLS # A2292972**



**\$460,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		

**Inclusions:** Bedroom closets (Dark Grey) + Front Door Closet

Welcome to Unit #402 at 63 Inglewood Park SE, a beautifully updated fourth-floor apartment offering breathtaking unobstructed views of Pearce Estate Park, the Bow River pathways, bird sanctuary, and the Calgary skyline. Perfectly positioned in one of Calgary's most sought-after communities, this home blends nature, tranquility, and urban convenience. Built in concrete construction, the home offers superior soundproofing, energy efficiency, fire resistance, low maintenance, and enhanced security, providing both comfort and peace of mind. Renovated in 2023 with modern touches, the home features thoughtful upgrades including a reverse osmosis water system in the kitchen and a heated towel rack in the primary bathroom, Air Conditioner adding comfort and everyday luxury. Large windows in the kitchen, living room, and primary bedroom showcase incredible park and skyline views while filling the space with natural light. Step outside onto the massive private fourth-floor terrace/balcony, a rare feature with an open-top design that allows you to enjoy an outdoor fireplace, fresh air, and beautiful star-filled evenings while overlooking the park. The unit also features a spacious in-suite laundry and storage room, providing excellent functionality and additional storage space rarely found in apartment living. Additional highlights include a titled underground parking stall, designated bike storage, and access to excellent building amenities. Residents can enjoy a recreation facility with billiards, a party/social room, and a newly built bright and spacious fitness gym with floor-to-ceiling windows. Located just steps from Pearce Estate Park, the Bow River pathways, and the Inglewood Bird Sanctuary, this property offers immediate access to walking and biking trails, wildlife, and nature. At the same time, you are only minutes from downtown Calgary and

Inglewood's vibrant shops, restaurants, cafés, and galleries. A rare opportunity to enjoy park-side living with spectacular views, modern upgrades, and exceptional outdoor space in one of Calgary's most desirable communities.