

**414, 35 Inglewood Park SE**  
**Calgary, Alberta**

**MLS # A2294940**



**\$390,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Granite Counters, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Original owners, luxury finishes &mdash; this home is incredible! Nestled in the heart of Inglewood, this beautifully maintained 2 bed + den, 2 bath home in the sought-after SoBow building is a rare find for buyers who appreciate quality craftsmanship and an unbeatable location. At 1,100 sq ft, the open-concept layout is anchored by rich hardwood floors, soaring full-length cabinetry, granite countertops, and a breakfast bar perfect for morning coffee. West-facing exposure fills the space with warm afternoon light all day long, while in-suite laundry adds everyday convenience. The sunny den &mdash; enclosed with elegant French doors &mdash; connects directly to the second bedroom, offering flexible space that works equally well as a home office or guest room. The primary bedroom retreat features a massive walk-through closet that flows into a beautifully appointed 5-piece ensuite. Freshly painted and move-in ready, this unit also includes titled underground parking (oversized stall &mdash; directly beside the stairwell), titled storage, and bike storage. SoBow is a well-run building with concierge service at the front door and outstanding amenities: a large, modern gym included in condo fees, and a bookable party room for entertaining. Step outside and you're immediately immersed in everything Inglewood has to offer &mdash; vibrant cafes, boutique shops, acclaimed restaurants, the Bow River pathway system, and the serene beauty of the bird sanctuary, all just steps away. A truly special unit in one of Calgary's most beloved communities.