

**507, 35 Inglewood Park SE**  
**Calgary, Alberta**

**MLS # A2317788**



**\$424,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 708
<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, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub		

**Inclusions:** n/a

Stunning SUB-PENTHOUSE, WEST and SOUTH facing corner suite with amazing VIEWS of the city skyline, the Bow River, park space and the MAJESTIC Rocky Mountains. Prepare to be impressed with this 2-bedroom + den, 2 full bath suite with split-bedroom layout - room-mate friendly or perfect for company and guests. With high ceilings and a bright, open-concept layout, this unit is designed for both comfort and style and includes a wall A/C unit for summer comfort. Enjoy upscale finishes like GRANITE countertops, Brazilian hardwood (with built in cork underlay) flooring for added comfort & rich wood cabinetry throughout. The stylish kitchen offers stainless steel appliance and brand new stove, new fridge & dishwasher (2025), extra height cabinets, City Skyline View window over the sink and casual breakfast bar. The living and dining rooms, with corner gas fireplace, are bathed in light from the south and west windows and the den/solarium is your perfect work space or lounge area. The views from every window are a show-stopper - the Bow River, green space & the Inglewood Bird Sanctuary in the distance, seasonal fireworks displays, the city skyline and the mountains beyond. The primary retreat offers a walk through closet and a dual vanity 5 piece ensuite bath with soaker tub. The second bedroom is a great size and the 3 pc bath is adjacent. In-suite laundry is of course included and the suite has been 100% pet free. You'll love the TWO TITLED UNDERGROUND PARKING stalls, the DOUBLE SIZED storage unit (so rare!) and DIRECT building access to top-tier lifestyle amenities. Residents have exclusive access to on-site concierge service, bike storage, a newly renovated, fully equipped fitness center with change rooms and dance/yoga studio, a media/games lounge complete with a full kitchen plus a movie room. Adventure and leisure are mere steps away - a

three minute walk to Pearce Estate Park and the scenic Bow River, Bow Waters Canoe Club and Harvey Passage. SoBow's location ensures you're just a stone's throw from the vibrant pulse of Inglewood's amazing and unique caf&eacute;s, restaurants and boutique shops. Whether you're looking for a serene retreat, vibrant city living or the perfect combination of both, this unit offers the best of both worlds. Vacant and move-in ready - call to view Today!