

**611, 35 INGLEWOOD Park SE**  
**Calgary, Alberta**

**MLS # A2252472**



**\$330,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Inglewood                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Penthouse                |               |                   |
| <b>Size:</b>     | 825 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 563 |
| <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, Ceiling Fan(s), Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

\*\*\*OPEN HOUSE - September 14, 2025, 3 - 5 pm\*\*\* Welcome to SoBow, in the heart of Inglewood — one of Calgary's most vibrant and desirable inner-city communities. This stunning penthouse suite offers over 800 sq. ft. of stylish, functional living space with 1 bedroom + den, 1 bathroom, and comes complete with an owned underground parking stall and storage unit. Thoughtfully updated with brand-new flooring, fresh paint, and modern lighting fixtures, this home exudes a clean and contemporary feel. The bright, spacious kitchen blends form and function with granite countertops, stainless steel appliances, shaker-style cabinetry, and a breakfast bar ideal for casual dining or entertaining. The open-concept living and dining area is filled with natural light from large windows and enhanced by a cozy gas fireplace, creating a warm and inviting atmosphere. The primary bedroom flows seamlessly into a versatile den — perfect as a home office, reading nook, or guest space. The elegant 4-piece bathroom provides a spa-like retreat with a soaker tub and separate glass shower. Additional conveniences include in-suite laundry and central air conditioning for year-round comfort. Enjoy the ease of a heated underground parkade with direct access to your parking stall and storage. As a resident of SoBow, you'll have access to premium amenities, including a fully equipped fitness centre, media and games rooms with pool tables and kitchen facilities, and a beautifully landscaped outdoor courtyard. Located just steps from the Bow River, Pearce Estate Park, pathways, shops, restaurants, and cafes, with quick access to downtown and Deerfoot Trail, this penthouse offers the perfect blend of luxury, convenience, and community charm. \*\*\*Some photos have been virtually staged.\*\*\*