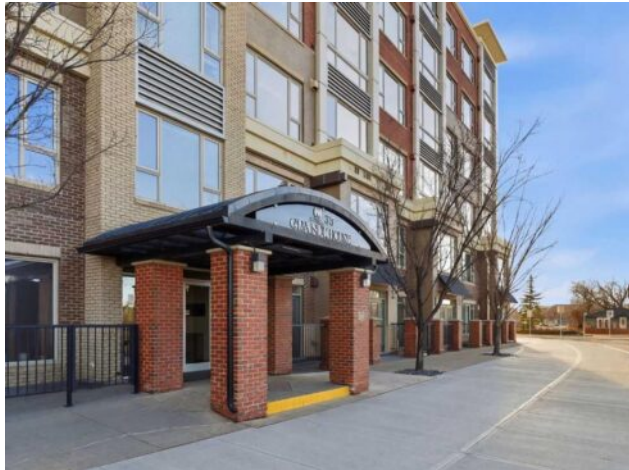


**414, 35 Inglewood Park SE
Calgary, Alberta**

MLS # A2294940



\$390,000

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

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 772
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Original owners, luxury finishes — 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 — enclosed with elegant French doors — 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 — 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 — 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.