

**509, 63 Inglewood Park SE**  
**Calgary, Alberta**

**MLS # A2306752**



**\$599,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 965
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Storage, Wood Counters		

**Inclusions:** Closets

Meet "Ivy" - Rare 3 Bed/3 Bath | 2 Titled Parking Stalls | Steps From Pearce Estate Park - This is the rare Inglewood condo that truly inspires. Offering 3 bedrooms and 3 full bathrooms across 1,330 sq ft, this unique layout provides a level of space and flexibility seldom found in condo living. The design blends natural warmth with a subtle industrial edge, highlighted by wide plank hardwood floors, clean lines, and modern finishes throughout. With sunny south exposure, the entire home is filled with natural light, creating a bright and inviting atmosphere, while central A/C ensures comfort year-round. The chef-inspired kitchen is both functional and stylish, featuring a gas range, quartz countertops, extensive cabinetry, and a large island with a built-in butcher block—perfect for cooking, entertaining, or everyday living. The spacious living room is equally impressive, offering a bright, open feel with south-facing views that enhance the sense of space. There are two primary bedrooms, each generously sized and complete with their own 3-piece ensuite, including a main primary with balcony access and a walk-in closet area. A third bedroom adds flexibility for guests, a home office, or additional living space, complemented by a dedicated laundry and storage room. Step outside to the sunny south-facing balcony with a BBQ gas line, ideal for enjoying warmer days. This unit also includes two titled underground parking stalls, well positioned between the parkade entry and elevator for added convenience. The building features one of Calgary's best condo fitness centres, along with bike storage, concierge service, a party room, and the benefits of quiet concrete construction. Located in the heart of Inglewood, this home sits on the edge of Pearce Estate Park with immediate access to river pathways, Harvie Passage, and Barley Point, while still being just steps from

all the shops, restaurants, and character that make Inglewood one of Calgary's most desirable communities.