

**81 Inglewood Point SE**  
**Calgary, Alberta**

**MLS # A2309758**



**\$639,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-CG d62
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Soaking Tub		

**Inclusions:** Gas BBQ

A RARE and highly sought-after setting, this renovated and updated END Unit townhome is located just steps to the Bow River and pathway, in one of the best locations in desirable Inglewood. Welcome to this INVITING and extensively renovated home offering over 2000 SF of living space, offering a desirable DUAL Primary bedroom layout, each with a full ensuite bath and walk in closets! From the main entry you are welcomed into an entertainer’s DREAM floor plan, with a spectacular kitchen & dining room with oversized living room beyond. The kitchen features granite counters, stainless steel appliances, ample cabinets and breakfast ledge. The spacious living room offers a cozy gas fireplace with marble front and patio doors to the rear deck, with gas BBQ line and overlooking the quiet community green space. 2 pc bath and access to the attached garage complete the main floor. Upstairs you’ll find TWO Primary bedrooms (each with an ensuite bath and walk in closets) PLUS a den/office space. There is beautiful on-site finished hardwood flooring throughout the main floor rooms and bedrooms, and tile flooring in the baths. The lower level offers a functional and flexible space, with a large rec room area & ample storage. Located in sought after Inglewood this home boasts being at the centre of everything the area has to offer - Close to quaint shops, vibrant restaurants and trendy boutiques. You’ll love the easy access to Downtown, major traffic routes & area bike paths. The location is envious and delivers a sought-after lifestyle of walkability, recreation, and charm, with the Bow River, Harvie Passage & Pearce Estates Park at your doorstep. Call today to make your dream of living in Inglewood a reality!