

**142 INGLEWOOD Point SE**  
**Calgary, Alberta**

**MLS # A2320007**



**\$738,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Inglewood   |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side   |               |                   |
| <b>Size:</b>     | 1,484 sq.ft.  | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, |               |                   |

|                    |                                |                   |          |
|--------------------|--------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, 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> | -        |

**Features:** Central Vacuum, Chandelier, Closet Organizers, Granite Counters, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Custom Bottom up Venetian Blinds, TV in Bedroom, 2 Garage Controls

WELCOME TO THIS BEAUTIFULLY RENOVATED RIVERFRONT GEM IN THE HEART OF INGLEWOOD &mdash; This ATTACHED 2 STOREY DUPLEX offers 1,953 SQ FT OF DEVELOPED LIVING SPACE w/AIR CONDITIONING, 2 PRIMARY BEDROOMS, EACH FEAT. A PRIVATE 4PC ENSUITE + WALK-IN CLOSET, 2 HALF BATHROOMS + a DOUBLE ATTACHED GARAGE!!! Situated on a 4,058 SQ FT LOT in one of Calgary's most sought-after communities, this exceptional property backs directly onto GREENSPACE, SCENIC WALKING PATHS + THE BOW RIVER, delivering a lifestyle that is both RARE + INCREDIBLY DIFFICULT TO REPLICATE. This TURN-KEY PROPERTY offers the perfect blend of MODERN LUXURY, THOUGHTFUL UPGRADES + an UNBEATABLE INNER-CITY LOCATION. Renovated from TOP TO BOTTOM, it combines sophisticated design w/the natural beauty of one of Calgary's most scenic river corridors. Step inside to a BRIGHT + INVITING FOYER showcasing the home's meticulous condition. NEW WIDE-PLANK HARDWOOD FLOORING, FRESH PAINT throughout, KNOCKDOWN CEILINGS, updated lighting + contemporary finishes create a warm yet refined atmosphere throughout. Direct access to the DOUBLE ATTACHED GARAGE adds everyday convenience, while the layout flows seamlessly into the dining area &mdash; perfect for family dinners or entertaining guests. At the heart of the home, the BEAUTIFULLY UPDATED CUSTOM KITCHEN FEAT. timeless cabinetry, QUARTZ COUNTERTOPS, SS APPLIANCES, extensive storage + a functional peninsula ideal for casual dining. A conveniently located 2-PC BATHROOM feat. STACKED LAUNDRY adds practicality. The BRIGHT OPEN-CONCEPT LIVING ROOM is designed for both relaxation + entertaining,

w/LARGE WINDOWS framing peaceful GREENSPACE VIEWS + a striking GAS FIREPLACE feat. a custom DEKTON TILE SURROUND. Patio doors lead to the EXPANSIVE HARDIE BOARD DECK complete w/BBQ GAS HOOKUP &mdash; the perfect place for morning coffee, summer dining or unwinding after a long day. Backing directly onto GREENSPACE, WALKING PATHS + THE BOW RIVER, you'll enjoy exceptional privacy + direct access to nature from your own backyard. Upstairs, 2 SPACIOUS PRIMARY SUITES provide incredible flexibility. Each offering a 4 PC ENSUITE + CUSTOM WALK-IN CLOSETS, while a versatile BONUS ROOM between the bedrooms creates the perfect home office, reading nook or lounge space. The FULLY FINISHED BASEMENT adds valuable living space w/a large recreation room ideal for movie nights, a home gym, games area or secondary family room. A convenient 2-PC BATHROOM + generous storage complete the lower level. Additional upgrades incl/ NEWER WINDOWS + DOORS, NEWER FURNACE, NEWER HOT WATER TANK, CUSTOM WINDOW COVERINGS, NEWER GARAGE OPENER &mdash; creating a truly MOVE-IN READY home where the major investments have already been made. Living in INGLEWOOD means enjoying one of Calgary's most vibrant + desirable communities. Steps from the Bow River pathway system, parks, playgrounds, boutique shopping, cafes, breweries, restaurants + endless recreation opportunities, you'll enjoy an unmatched blend of NATURE, WALKABILITY + INNER-CITY CONVENIENCE!!!