

**125, 63 Inglewood Park SE**  
**Calgary, Alberta**

**MLS # A2324733**



**\$319,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<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>	Bookcases, Breakfast Bar, Kitchen Island, Recessed Lighting		

**Inclusions:** n/a

Welcome to one of the most sought-after pockets of Calgary in the heart of Inglewood, where character meets convenience and everything you love is steps from your door. This upgraded, bright and beautifully maintained, South Exposure garden patio suite delivers what you've been looking for: privacy, solid concrete construction and unbeatable access to the outdoors and downtown. The building is exceptionally clean, well run, and home to genuinely friendly neighbours who take pride in where they live. Inside, wide plank engineered hardwood floors add warmth and durability, while the open-concept layout creates space to live and entertain. The kitchen, with quartz counters and high-end appliances including a gas stove, anchors the home with a large island and breakfast bar, perfect for morning coffee or hosting friends. The sunny and bright living/dining room offers sliding patio doors to let the outside in. The primary bedroom offers a second set of sliding patio doors to the oversized patio space. And the convenience of a den/home office/second bedroom offers the flexibility you need. In-suite laundry and storage room adds everyday convenience. The oversized patio is yours to enjoy, with gas BBQ line, building maintained landscaping and ample space for your outdoor enjoyment. You'll love the convenience of the title underground parking stall. You'll love the building's top-tier active lifestyle amenities. Residents have exclusive access to on-site concierge service, bike storage, a newly renovated, fully equipped fitness center with change rooms and dance/yoga studio, a media/games lounge complete with a full kitchen plus a movie room. Adventure and leisure are mere steps away - a three minute walk to Pearce Estate Park and the scenic Bow River, Bow Waters Canoe Club, Harvey Passage, area tennis courts and the

peaceful Inglewood Bird Sanctuary. SoBow's location ensures you're just a stone's throw from the vibrant pulse of 9th Ave and Inglewood's amazing and unique caf&eacute;s, breweries, restaurants and boutique shops. Whether you're looking for a serene retreat, vibrant city living or the perfect combination of both, this unit offers the best of both worlds. Vacant and move-in ready - call to view Today!