

**27, 35 Inglewood Park SE**  
**Calgary, Alberta**

**MLS # A2232651**



**\$349,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Inglewood                                    |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                  |               |                   |
| <b>Size:</b>     | 797 sq.ft.                                   | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 1                                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                            |               |                   |
| <b>Lot Feat:</b> | -                                            |               |                   |

|                    |                                                                                                               |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                             | <b>Condo Fee:</b> | \$ 563 |
| <b>Basement:</b>   | -                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                                                                               | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting |                   |        |

**Inclusions:** Furniture Included.

Welcome to this unique and versatile 1-bedroom + den/flex space condo in the heart of Inglewood, one of Calgary's most vibrant and historic communities. Offering DC zoning, this unit is ideal for both residential and commercial use, making it perfect for a home office, creative studio, or boutique business. Enjoy an open and airy layout with soaring ceilings, hardwood and tile flooring, and a cozy two-sided fireplace that adds warmth to both the living room and the primary suite. The spacious bedroom includes a large walk-in closet and direct access to a stylish bathroom. Step outside onto your desirable private patio—a perfect spot to relax, entertain, or welcome clients in a beautiful, park-side setting. The unit also features insuite laundry, a titled underground parking stall, and a titled storage locker for added convenience. Take in serene park views of Pearce Estate Park right outside your window and step out to explore the best of Inglewood. Just minutes from the Bow River pathways, downtown core, Calgary's East Village, and the upcoming entertainment district, this location offers unbeatable access to nature and city life alike. Stroll to Inglewood's eclectic mix of restaurants, cafes, local shops, craft breweries, art galleries, and rich cultural landmarks that make this neighbourhood one of Calgary's most sought-after places to live and work. Whether you're an entrepreneur, a nature lover, or a savvy investor, this turn-key condo is a rare opportunity to experience the best of urban living with unmatched flexibility. Did we forget to mention that this amazing condo unit also comes fully furnished for an easy transition into the rental market or great for new buyers/out of province moves.