



ID# 10725

MLS®# A1021394

\$369,900



Inglewood 314 35 Inglewood Park SE Calgary

Condo
Condo - Single Level
Year Built:2009



2
Bedrooms



2
Bathrooms



1,105
Square Feet

For additional information on this listing
please call the Listing REALTOR® at:

403-831-9212

Property Highlights

INCREDIBLE 1105 sq ft 3rd-floor unit in the desirable condo building of SoBow. Step into this immaculate unit featuring hardwood throughout, big bright windows, spacious living & bedroom areas, and covered balcony. Kitchen features granite countertops, stainless steel appliances, eat up bar, and ceramic tile floor & backsplash. Dining area comes with a small deep freeze that also works as a dining table with custom cover! A spacious living room complete with gas fireplace with tile surround and white mantle. The master bedroom is bright and airy with large walk in closet and massive 5 piece ensuite. Huge 2nd bedroom with a large walk in closet and french doors to access the cover balcony. The beautiful covered balcony comes with built in book case and cushioned seating, and is currently being used as office space with built in des...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10725



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-831-9212.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$369,900

ID# 10725
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314 35 Inglewood Park SE
Calgary, AB T2G 1B5

GENERAL DETAILS

Community: Inglewood
Property Type: Condo
Style: Condo - Single Level
Year Built: 2009
of Finished Levels: 1
Floor Number: Floor 3
Sq Ft Above Grade: 1105
Front Windows Face: West

INTERIOR

Bedrooms: 2 total; 2 above grade
Bathrooms: ; one 3-piece; one 5-piece

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	13.1x13.1	4.0x4.0
Dining Room	Main Floor	11.5x5.11	3.5x1.6
Kitchen	Main Floor	9.0x11.3	2.7x3.4
Master Bedroom	Main Floor	12.4x11.0	3.8x3.4
Bedroom	Main Floor	14.7x11.6	4.5x3.5
Laundry Room	Main Floor	3.3x4.6	1.0x1.4

Basement: none
Flooring: hardwood, tile
Fireplace(s): 1
Fireplace Fuel: Natural Gas
Heating: Baseboard
Heat Fuel: Natural Gas
Included Items: refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher, all window coverings
Interior Features: 9ft ceilings, stainless steel appliances, granite counter, no animals, no smoking

EXTERIOR

Exterior Finish: stucco, brick, concrete
Foundation: Concrete
Roof: Other
Parking Type: heated, 2 stalls
Total # of Parking Spots: 2
Location Attributes: public transportation nearby, shopping nearby, golf nearby
Yard and Exterior Features: landscaped

LEGAL, TAXES & FEES

Lot Dimensions Feet Metres

Property Taxes: \$2129, Annual
Condo Fee: \$597.73,
Condo Fee Includes: water & sewer, heat, snow removal, lawn care & maintenance, exterior maintenance, common property insurance, reserve fund contributions, management fees



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