413 35 Inglewood Park SE

Calgary | Active | MLS® A2342028

$314,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**770.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

Welcome to elevated inner-city living at The Grande at SoBow, an amenity-rich residence in the heart of Calgary's vibrant and highly sought-after Inglewood community. Stylish, sophisticated, and designed for effortless living, this exceptional 1-bedroom plus den condo offers the perfect blend of modern luxury, comfort, and convenience. The beautifully appointed interior showcases espresso-stained cabinetry, sleek granite countertops, stainless steel appliances, and an oversized island that serves as the perfect centrepiece for casual dining, entertaining, and everyday living. The bright open-concept living and dining area is enhanced by a cozy gas fireplace, creating a warm and inviting atmosphere, while central air conditioning ensures year-round comfort. Retreat to the spacious primary bedroom, featuring elegant double French doors and peaceful courtyard views. The luxurious four-piece bathroom offers a deep soaker tub, separate walk-in shower, and contemporary vanity, creating a spa-inspired space to unwind. A versatile den provides the ideal setting for a home office, reading nook, or creative space, while the separate laundry area adds everyday convenience. Residents enjoy access to an impressive array of amenities, including a state-of-the-art fitness facility, recreation room, and private movie area. This exceptional home boasts ON-SITE CONCIERGE, titled underground parking and a titled storage locker for added security and convenience. Step outside and immerse yourself in everything Inglewood has to offer. World-class restaurants, trendy cafés, boutique shops, entertainment, art galleries, and the scenic Bow River pathway system are all just steps away. With its stylish finishes, peaceful courtyard outlook, premium amenities, and unbeatable location, this is a rare opportunity to experience sophisticated urban living at its finest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342028
Bedrooms	1
Bathrooms	1
Year Built	2009
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	770.1 sq. ft.
Condo Fee:	$563.02
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	4
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2009 (Age: 17)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0914935
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	Wall Unit(s)
Fireplaces:	1
Fireplace Details:	Gas, Mantle
Garage:	No
Parking:	Secured, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	SoBow
Community:	Inglewood
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 9'11" × 8'11" ·
Main Floor	Living Room · 14' × 13'5" ·
Main Floor	Dining Room · 8' × 8' ·
Main Floor	Foyer · 5' × 5' ·
Main Floor	Office · 11'4" × 6'11" ·

Main Floor	Bedroom - Primary · 11'5" × 10'3" ·
Main Floor	Walk-In Closet · 5'6" × 3' ·
Main Floor	Laundry · 4'11" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Storage
Exterior Features:	Courtyard
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/413-35-inglewood-park-se-calgary-a2342028/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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