

# \$609,900 - 165 Inglewood Point Se, Calgary

MLS® #A2203653

**\$609,900**

2 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.05 Acres

Inglewood, Calgary, Alberta

Nestled in the charming and historic neighborhood of Inglewood, this beautiful townhome offers a unique opportunity to own a property in one of Calgary's most desirable areas. This home is ideally situated in a community known for its vibrant arts scene, eclectic boutiques, and diverse dining options. Just a short stroll away, residents can enjoy the scenic Bow River pathways, numerous parks, and the Calgary Zoo, making it a perfect location for outdoor enthusiasts and families alike. This perfectly laid out two storey townhome features hardwood floors throughout the main floor.

Being an end unit, it invites in a sun soaked bright and spacious foyer and open concept kitchen with white cabinets and plenty of counter space. There is a peninsula eating bar opening up to a large, adjoining dining room. Just off the kitchen is your large and bright family room, complete with gas fireplace and built in shelving. Rounding out the main floor is a two piece bathroom and laundry room. Upstairs, you will find a large secondary bedroom which could be easily converted to two spacious rooms, an additional 4 piece bathroom, along with a large Primary Bedroom complete with Ensuite and Walk In Closet. Your basement consists of a large rec room great for a theatre or music room alongside a partially finished storage room which could easily be developed into an additional room and bathroom. Your full double attached garage complete with built in work bench and



plenty of room for storage makes this a truly ideal Inglewood property. Please note that all Poly B plumbing has been replaced throughout. Don't miss this chance to make this home your own.

Built in 1998

### Essential Information

MLS® #	A2203653
Price	\$609,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.05
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	165 Inglewood Point Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G5K7

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home,
-------------------	---

	Open Floorplan, Storage, Walk-In Closet(s), Central Vacuum, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	30
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.