



**Erin Ferguson**  
**Phone:** 403-992-3746  
**Mobile:**  
**Fax:**  
**Email:** erin@erinferguson.ca  
**Office:** 403-992-3746

**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**258 Inglewood Grove SE, Inglewood, Calgary, Alberta, T2G 5R4, Ca**

**MLS®# A2081783**



<b>Property Value</b>	\$524,900
<b>Type</b>	Row/Townhouse
<b>Style</b>	4 Level Split
<b>Basement</b>	Finished, Full
<b>Parking</b>	Single Garage Attached
<b>Year Built</b>	2000
<b>Living Area</b>	1,185.50 sq.ft.
<b>Lot Frontage</b>	19.03 ft
<b>Lot Size Area</b>	1,485 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full & 1 half

**Description**

Welcome to this lovely townhome nestled in the heart of Inglewood Grove! Just shy of 1400 developed sqft, this fully developed 3-bedroom, 2.5-bathroom sets the scene for the perfect place to call home. As you step inside, you'll be greeted by a spacious landing area featuring a custom bench with built-in storage and convenient access to the attached single garage. On the main floor you'll find yourself in a generously sunlit living room that overlooks your back deck, overlooking a beautiful tree-lined area. With its impressive 12-foot vaulted ceilings and cozy gas fireplace, this space is perfect for both entertaining and unwinding. A few steps up lead to a recently renovated kitchen with dining area, island, and an additional patio that allows you to soak up the sun at any time of day. Completing this level is a convenient half bathroom, laundry w storage. Venture upstairs to discover a sun-soaked primary bedroom that's both spacious and inviting. It comes complete with an ensuite bathroom and a walk-in closet, providing a retreat from the hustle and bustle of daily life. Additionally, there are two well-appointed bedrooms and a 4-piece bathroom on this level, ensuring ample space for family, guests, or even a home office. The fully finished basement adds versatility to this home, serving as the perfect flex space for a media room, gym, or office, depending on your needs. This home has seen several upgrades in recent years, including paint, lighting, blinds, custom closets, and updated flooring throughout the home. Inglewood Grove has long been a beloved community, and its location is truly unbeatable. Situated close to the scenic river pathways, trendy Inglewood shops, and beautiful parks, you'll have the best of both natural beauty and urban convenience at your doorstep. Plus, being just a 5-minute drive from downtown, you'll experience inner-city living at its finest. Don't miss out on the opportunity to make this exceptional townhome your own.





