

## 86 Inglewood Point SE Calgary, Alberta

MLS # A2299727



# \$629,900

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, Single Ga		
<b>Lot Size:</b>	0.51 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-CG d62
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, Steam Room, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Murphy bed & built in wardrobe , patio Planters, primary bedroom wardrobes		

**INGLEWOOD | INNER CITY | RIVER PATHWAYS | ATTACHED GARAGE | WEST BACKING** Just a few doors down from the river and pathways in one of Calgary's most sought-after inner-city communities, this Inglewood semi-detached home delivers the lifestyle people move here for—walkability, character, and quick access to everything. Offering over 1,300 sq ft of thoughtfully designed living space, this home features 3 bedrooms (including a main floor office/Murphy bed setup) and 2.5 bathrooms, with a bright west-facing deck backing onto walking paths. The open-concept main floor is clean and functional with hardwood flooring, a modern kitchen with granite countertops, stainless steel appliances, and a layout that actually works for both everyday living and entertaining. Upstairs you'll find two spacious bedrooms, upper laundry, and a primary retreat complete with a steam shower—a rare upgrade you'll actually use. The fully developed basement adds additional living space, storage, and flexibility. Where this place really separates itself is in the extras: air conditioning, water softener, water purifier, humidifier, alarm/security system, heated front entry flooring, and Hunter Douglas blinds throughout—all the things buyers want but rarely get all in one package. Attached garage plus driveway parking for two vehicles. Close to the Bow River, Harvie Passage, Pearce Estate Park, and all the shops, restaurants, and energy Inglewood is known for—with easy access to downtown, Deerfoot, and Blackfoot. Clean, upgraded, and in a location that never goes out of style.