

**210, 1415 17 Street SE**  
**Calgary, Alberta**

**MLS # A2245079**



**\$384,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Inglewood                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,046 sq.ft.                       | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                  |                   |        |
|--------------------|------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum, Vinyl Plank                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                | <b>Condo Fee:</b> | \$ 711 |
| <b>Basement:</b>   | -                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                               | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A.

This is it!! Welcome to Inglewood Place!! This is a wonderful, quiet building nestled into a lovely neighbourhood close to trails, parks and the Bow River. Step inside this immaculately kept building to find your next home complete with underground parking and a secure storage locker. As you walk into the unit, you will be immediately impressed with the open feel of an extra wide entry, with room for a bench, that leads to the main, open living areas. This corner unit has extra windows that allows natural light in throughout the home giving it a bright and airy feel. You'll appreciate the updated vinyl plank flooring throughout the main living areas that will yield years of durable use. Note the large dining area that fits a dining room table & chairs plus sideboard making it the perfect setting for family gatherings and dinner parties. The updated kitchen with quartz countertops is a chef's delight with new Stainless Steel appliances and has custom pull out drawers maximizing the storage and efficiency throughout the kitchen. Enjoy the open living area centered around the warm, corner fireplace making it the perfect place to cozy up on a cool night. It also leads to the balcony that is surrounded by trees making it both private and a shady place to relax during the summer and enjoy your morning coffee. Flowing from the main living area are the primary and secondary bedrooms. The primary bedroom is well sized to fit a large bed with additional furniture and still leave lots of room to move around. The 4-piece ensuite is bright, oversized and even has a linen closet to store all your towels and bedding nicely. There is also a large, walk-in closet to store clothing, shoes, luggage, etc. The secondary bedroom is also well sized and perfectly situated across the hall from the additional 3-piece bathroom with stand-up shower. In addition to all these

features, this unit has a laundry room with enough room for a freezer and more storage plus an ample entry closet for coats and shoes. If this weren't enough, a wide parking stall with only 1 spot beside it is in an ideal location and is directly beside the secured storage locker room for this unit. Inglewood is a thriving community with plenty of parks, trails, unique shops, restaurants, music, festivals, entertainment and a rich heritage that makes it a special and beloved area of Calgary. Its central location makes it quick to all areas of city with its easy access to major arteries and its proximity to the Downtown Core. Book your showing today; you won't be disappointed.