

**307, 1408 17 Street SE**  
**Calgary, Alberta**

**MLS # A2298671**



**\$269,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	694 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 456
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d127
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan		

**Inclusions:** N/A

Welcome to this thoughtfully designed third floor south-facing one-bedroom plus den condo nestled in the vibrant community of Inglewood, one of Calgary's most walkable and eclectic neighbourhoods. Bright and functional, this unit blends modern finishes with comfortable urban living with thoughtful upgrades that make it feel inviting. The open-concept layout showcases a well-appointed kitchen complete with stainless steel appliances, tile backsplash, and ample cabinetry for storing all your inner chef needs. The spacious living and dining area is filled with natural light and centred around a cozy fireplace, creating an inviting space for both entertaining and everyday living. A versatile den provides the perfect setup for a home office, reading nook or additional storage. The bedroom sits adjacent from the kitchen and offers excellent closet space which connects to the bathroom. The 4-piece bath is complete with modern finishes, convenient laundry and additional storage. Additional conveniences include titled underground parking and private storage (in front of parking stall), providing everything needed for effortless inner-city living. Residents of Inglewood Grove enjoy exceptional amenities including a fully equipped fitness centre and recreation/party room, ideal for hosting guests or unwinding after a busy day. Located just moments from the Bow River pathways, boutique shopping, acclaimed restaurants, and the unique energy that defines Inglewood, this home offers an incredible opportunity to experience one of Calgary's most sought-after inner-city communities.