

**315, 1414 17 Street SE**  
**Calgary, Alberta**

**MLS # A2308336**



**\$369,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2003 (23 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 582
<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>	See Remarks		

**Inclusions:** NA

Welcome to this bright and spacious west-facing 2-bedroom, 2-bathroom corner condo in a well-managed complex, ideally located just steps from the Bow River. Thoughtfully designed with an open and functional layout, this home offers the privacy of sharing only one wall with a neighbouring unit. This lovely unit features stylish updates throughout including luxury vinyl plank flooring in the living spaces and bedrooms, contemporary paint colors, and modern lighting. The beautifully refreshed kitchen features a concrete countertop, stainless steel appliances, painted cabinetry, a trendy backsplash, pantry and raised breakfast bar seating. The kitchen seamlessly opens onto the bright dining area and inviting living room, complete with a gas fireplace, patio door, and large windows that fill the space with natural light. The spacious primary suite accommodates a king size bed plus room for extra furniture, has a well laid out walk-in closet and a 3 piece ensuite bathroom. The second bedroom is ideally situated next to a 4-piece bathroom. In-suite laundry with an updated washer and dryer adds everyday efficiency. Enjoy the private, west-facing covered balcony, complete with a gas line for your BBQ, perfect for outdoor relaxation. This condo includes a titled underground parking stall and an exceptionally large, private storage room (approximately 12 ft x 8 ft), ideal for storing seasonal items and sporting equipment. This well-managed, pet-friendly building offers reasonable condo fees, visitor parking, a fully equipped fitness centre, and a party room. Ideally located just steps from Pearce Estate Park and the Bow River, and within walking distance to the shops and amenities along Inglewood's vibrant 9th Avenue. This home truly offers the complete package—thoughtfully updated, bright and functional, private west facing balcony, exceptional storage, underground parking, and

an unbeatable location!