

111, 1415 17 Street SE
Calgary, Alberta

MLS # A2317172



\$360,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,067 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 721
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: N/A

***Open House Saturday June 6, 2-4 pm** This END UNIT Inglewood condo is serving up something increasingly rare — actual space, actual sunlight, and a location that makes your car question its purpose...even though it has underground parking! With WINDOWS ON TWO SIDES, this home is absolutely drenched in natural light. Bright mornings, glowing sunsets, and enough sunshine to keep your houseplants feeling tropical rather than subterranean. The OPEN-CONCEPT main living space was built for people who like having a life. Host dinner parties without playing furniture Tetris. Gather around a dining table that seats actual adults. Work from home without setting up shop three feet from your bed. The kitchen pulls its weight with ABUNDANT COUNTER SPACE, sleek BLACK STAINLESS appliances, a slide-in range, French door fridge, dishwasher, and counter seating that works equally well for morning coffees, quick lunches, and Friday night wine pours. The living room is spacious, comfortable, and anchored by a GAS FIREPLACE that makes winter feel a little less aggressive. Then comes the patio flex. This LARGE WEST-FACING outdoor space is basically an urban retreat disguised as a condo patio. Sunny, private, and large enough to become your favourite room in the home for half the year. BBQs, cocktails, sunsets, morning coffees, and yes— plenty of room for your four-legged roommate because this building is PET-FRIENDLY. The PRIMARY BEDROOM is wonderfully oversized with a WALK-IN CLOSET and a RENOVATED ENSUITE that brings serious boutique-hotel energy. The second bedroom is ready to be whatever you need it to be: guest room, office, gym, or creative studio. Fresh paint, LUXURY VINYL PLANK flooring, a renovated main bath, IN-SUITE LAUNDRY with storage, UNDERGROUND

PARKING, and ADDITIONAL STORAGE mean all the important boxes are already checked. Big. Bright. Pet-friendly. Walkable. Entertainer-approved. In a world full of tiny condos making big promises, this one simply shows up with the square footage to back it up. Don't forget to check out the virtual tour and the video and call your favourite Realtor to view today!