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303, 1414 17 Street SE
Calgary, Alberta

MLS # A2327797



$320,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	2	**Baths:**	2
Garage:	Gated, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 542
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-C2 d127
Foundation:	-	**Utilities:**	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage

Inclusions: Gas BBQ, 2 Bar Stools, Built-in Desk and Murphy Bed

OPEN HOUSE THIS SATURDAY, OCT. 24 FROM 12-2! Welcome to the complete package in the heart of historic Inglewood! This bright and spacious, north-facing condo offers the ultimate blend of comfort, style, and unbeatable location. Perfectly situated just steps from Pearce Estate Park and the scenic Bow River pathways, this is a thoughtfully designed home. Step inside to discover a beautiful interior. The open kitchen is a delight, featuring oak cabinetry, the perfect golden triangle and a raised breakfast bar and includes two bar stools. It flows seamlessly into the bright dining area and inviting living room, where large windows, and a patio door flood the space with natural light while showcasing a beautiful view. Step out onto your private, north-facing covered balcony—complete with a gas BBQ line and the BBQ too—perfect for outdoor relaxation overlooking the courtyard! The functional layout features two spacious bedrooms positioned for maximum privacy. The primary suite easily accommodates a king-size bed, featuring a well-laid-out walk-through closet and a private 3-piece ensuite. The second bedroom is equally impressive, complete with a custom-built oak Murphy bed wall unit and its own access to a full 4-piece bath. Everyday efficiency is covered with a dedicated in-suite laundry room sporting a full-sized stacked washer and dryer. Located in a well-managed, pet-friendly complex with reasonable fees, the building offers fantastic amenities including a fully equipped fitness center, two stylish party rooms, visitor parking, and quick access to local transit. Your new home also comes with a titled underground heated parking stall and an exceptionally large, private secure storage room in the parkade—ideal for all your seasonal gear and bikes. Don't miss this fantastic opportunity to live steps from charming coffee shops, desirable shopping,

and the vibrant culture of one of Calgary’s most sought-after communities!

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