

408, 1414 17 Street SE
Calgary, Alberta

MLS # A2348077



\$369,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	966 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 621
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d127
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this rarely available floorplan located on the TOP FLOOR of Pearce Gardens in INGLEWOOD. This lovely 2 BEDROOM, 2 BATHROOM home is offering an impressive 965 sq.ft. of bright, beautifully designed living space. What truly sets this home apart is the incredible floorplan and soaring VAULTED CEILINGS, creating an open, airy feel that you don't often find in condo living. The spacious living area features a cozy gas fireplace and flows seamlessly into the dining space and functional kitchen offering plenty of cabinetry, counter space and a breakfast bar. The well-designed layout offers excellent separation between the two bedrooms. A generously sized primary suite features a walk-through closet and private 4-piece ensuite. A second full bathroom, large bedroom, in-suite laundry, a dedicated workspace with a built-in desk + great storage complete the interior. Step outside onto the covered balcony, surrounded by mature trees and greenery; perfect for morning coffee or unwinding at the end of the day. This home also includes TITLED UNDERGROUND PARKING and a separate storage locker. Pearce Gardens offers a fitness centre, party room, visitor parking and beautifully maintained common areas, all in an incredible location. Just steps from Pearce Estate Park, Harvie Passage, the Bow River pathways and everything Inglewood has to offer. With 965 sq. ft., soaring ceilings, a rare floorplan and top-floor location, this is an Inglewood condo that truly stands out.