

400, 1408 17 Street SE
Calgary, Alberta

MLS # A2351333



\$325,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	846 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 542
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: phantom screen, tv wall mount

A top-floor unit with outstanding views and privacy, this space will quickly become your impressive yet quiet oasis. This one-bedroom-plus-den layout spanning nearly 850 sq. ft. has been thoughtfully maintained and upgraded, including fresh paint and custom California Closets throughout. The modern kitchen offers maple cabinets, stainless steel appliances, a pantry, and pull-up dining for three. The designated dining space under the vaulted ceiling and sputnik light fixture provides an impressive area for hosting. The primary bedroom easily accommodates king-sized furniture and overlooks downtown views. Its large custom walk-in closet leads to a private, four-piece ensuite bathroom. The den is ideal as a home office or guest room, featuring a built-in desk and comfortable daybed. Guests will appreciate the convenience of a powder room off the foyer, where in-suite laundry and an extra storage closet are neatly concealed. The living room is anchored by a bold accent wall—a perfect colour pairing with the surround of the cozy gas fireplace. The completely private, west-facing balcony is perfectly perched to watch the Stampede fireworks and admire the Calgary downtown skyline, complete with a BBQ gas line as an extension of your hosting space. The building is pet-friendly, allowing up to two dogs or cats with board approval and a rare lack of size restrictions. This unit comes with a titled, heated underground parking stall featuring a massive, oversized storage locker directly behind it. Building amenities include a fully equipped gym and a party room. Located close to the area amenities of Inglewood, you will enjoy quick access to shopping, parks, the Bow River, downtown, and Deerfoot Trail.