



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2318 17 Street #2, Calgary T2G 5R5**

MLS® #: **A2116031**      Area: **Inglewood**      Listing Date: **03/19/24**      List Price: **\$425,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2002**

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **993**  
                     Low Sqft:  
                     Ttl Sqft: **993**

DOM

**61**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Few Trees,Lawn,Landscaped,Level**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**      Construction: **Wood Frame**  
 Heating: **In Floor**      Flooring: **Carpet,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Range Hood,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Laminate Counters,Pantry**  
 Utilities:

Room Information

| Room                        | Level       | Dimensions            | Room                    | Level           | Dimensions           |
|-----------------------------|-------------|-----------------------|-------------------------|-----------------|----------------------|
| <b>4pc Bathroom</b>         | <b>Main</b> | <b>6`6" x 7`11"</b>   | <b>4pc Ensuite bath</b> | <b>Basement</b> | <b>6`8" x 9`7"</b>   |
| <b>Bedroom - Primary</b>    | <b>Main</b> | <b>11`0" x 21`5"</b>  | <b>Dining Room</b>      | <b>Main</b>     | <b>12`9" x 12`7"</b> |
| <b>Kitchen</b>              | <b>Main</b> | <b>10`9" x 9`2"</b>   | <b>Living Room</b>      | <b>Main</b>     | <b>12`7" x 12`7"</b> |
| <b>Bedroom</b>              | <b>Main</b> | <b>9`11" x 13`10"</b> | <b>Storage</b>          | <b>Main</b>     | <b>3`10" x 4`7"</b>  |
| <b>Furnace/Utility Room</b> | <b>Main</b> | <b>5`10" x 7`7"</b>   |                         |                 |                      |

Legal/Tax/Financial

Condo Fee:  
**\$347**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **0212248**

Remarks

Pub Rmks: **Nestled in the heart of trendy Inglewood, this property offers the ultimate urban retreat. Situated in a complex that backs onto a wildlife reserve and bird sanctuary, with the Bow River just a stone's throw away, it's a nature lover's dream! This private END unit is drenched in sunlight, especially on the west-facing covered patio that overlooks a schoolyard and playground. Picture-perfect for soaking up those afternoon rays or enjoying a peaceful evening outdoors. Inside, the extra-large master bedroom boasts a charming bay window, a spacious walk-in closet, and a full 4-piece ensuite for added convenience. The second bedroom, accessed through stylish French double doors, offers versatility as either a guest room or a cozy den/home office. The kitchen is the heart of the home, featuring a functional center island, sleek maple cabinets, and a layout designed for modern living. In the winter months, cozy up by the gas fireplace, and when summer rolls around, open the sliding glass doors to your private patio for seamless indoor-outdoor living. Additional highlights include in-floor heating, an oversized attached single garage, main floor laundry facilities, a storage room, and ample closet space throughout. This property presents a fantastic opportunity to embrace the vibrant Inglewood lifestyle. With walking and biking trails at your doorstep, why not let your feet or your bike be your preferred mode of transportation? It's time to experience the best that urban living has to offer!"**

Inclusions: **n/a**  
Property Listed By: **Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









