



THE
A-TEAM

**RE/MAX
FIRST**

2318 17 Street #2, Calgary T2G 5R5

MLS® #: **A2116031**

Area: **Inglewood**

Listing Date: **03/19/24**

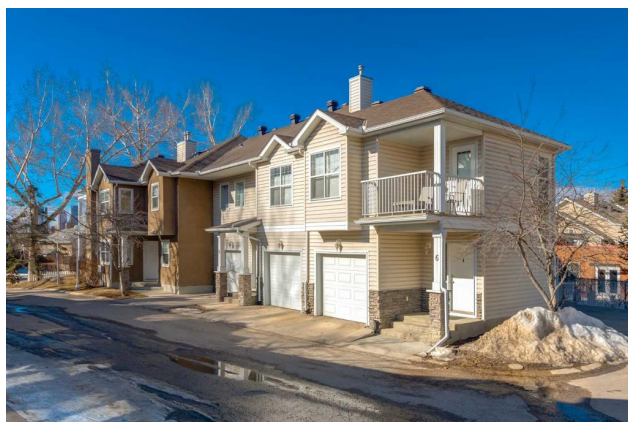
List Price: **\$425,000**

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

Finished Floor Area

Abv Sqft:

993

Low Sqft:

Ttl Sqft:

993

Lot Sz Ar:

Lot Shape:

DOM

61

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

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

Utilities and Features

Roof: **Asphalt**

Heating: **In Floor**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

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
4pc Bathroom	Main	6`6" x 7`11"
Bedroom - Primary	Main	11`0" x 21`5"
Kitchen	Main	10`9" x 9`2"
Bedroom	Main	9`11" x 13`10"
Furnace/Utility Room	Main	5`10" x 7`7"

Room	Level	Dimensions
4pc Ensuite bath	Basement	6`8" x 9`7"
Dining Room	Main	12`9" x 12`7"
Living Room	Main	12`7" x 12`7"
Storage	Main	3`10" x 4`7"

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

