



THE
A-TEAM

**RE/MAX
FIRST**

1408 17 Street #208, Calgary T2J5S8

MLS®#: **A2168254**

Area: **Inglewood**

Listing Date: **09/30/24**

List Price: **\$389,990**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 05-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **831**
Low Sqft:
Ttl Sqft: **831**

Heated Garage,Underground

DOM

82
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`0" x 11`11"	Kitchen	Main	9`8" x 9`2"
Dining Room	Main	7`3" x 6`11"	Bedroom	Main	11`10" x 11`0"
Walk-In Closet	Main	8`6" x 5`3"	4pc Ensuite bath	Main	7`7" x 4`11"
Bedroom	Main	11`8" x 9`4"	4pc Ensuite bath	Main	7`11" x 4`10"
Walk-In Closet	Main	4`8" x 4`11"	Laundry	Main	3`2" x 3`0"
Balcony	Main	11`7" x 6`0"			

Legal/Tax/Financial

Condo Fee:
\$514

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0313144**

Remarks

Pub Rmks: **Welcome to Pearce Gardens in the great neighbourhood of Inglewood. 2 Bedrooms, 2 Ensuite Bathrooms, Titled heated & secured Underground Parking with assigned Storage unit. This Tall ceiling, well lit unit opens up to the Kitchen that includes an Eating bar spanning out to Dining area & Living room with Gas fireplace. Both bedrooms are privately located on either side of the spacious unit & both have walkthrough closets connecting to their own 4pc ensuite bathroom. In-suite stacked laundry. Balcony with natural gas bbq line. Building amenities include gym and party room. This perfect location connects to the Bow River pathways, Pearce Estates Park & is a short distance to the vibrancy of the 9 Ave shops, restaurants, live music venues & many more services.**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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





