



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1408 17 Street #208, Calgary T2J5S8**

MLS®#: **A2168254**

Area: **Inglewood**

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

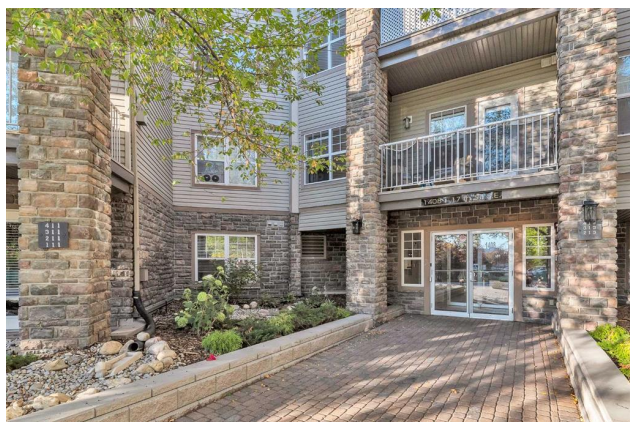
List Price: **\$394,990**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 19-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **831**  
Low Sqft:  
Ttl Sqft: **831**

DOM

**52**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Underground**

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

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**









