



THE
A-TEAM

**RE/MAX
FIRST**

2318 17 Street #19, Calgary T2G 5R5

MLS®#: **A2168670**

Area: **Inglewood**

Listing Date: **09/26/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 25-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,422**
Low Sqft:
Ttl Sqft: **1,422**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

55
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Front Yard,Level**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,Pantry,See Remarks,Storage,Track Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 7`9"
Foyer	Main	7`11" x 8`2"
Living Room	Main	10`1" x 11`4"
4pc Bathroom	Second	8`6" x 5`1"
Bedroom	Second	9`3" x 13`7"
Den	Second	6`1" x 6`10"

Room	Level	Dimensions
Dining Room	Main	8`11" x 8`3"
Kitchen	Main	9`11" x 13`4"
Furnace/Utility Room	Main	5`11" x 4`8"
4pc Ensuite bath	Second	8`6" x 5`11"
Bedroom	Second	8`6" x 12`11"
Bedroom - Primary	Second	11`7" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$421

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **0212248**

Remarks

Pub Rmks: ****OPEN HOUSE NOV 08 2-4PM**Discover this newly renovated 3-bedroom, 2.5-bathroom townhome nestled in the highly sought-after community of Inglewood. Known as Calgary's oldest neighbourhood and the heart of the city's music mile. Inglewood offers a vibrant lifestyle and is perfect for outdoor enthusiasts. Enjoy easy access to the Bow River, bird sanctuary, Calgary Zoo, biking paths, and modern fitness amenities. This unit, located in Inglewood Corners, has been thoughtfully updated throughout the years. As you step inside, you'll be greeted by a spacious kitchen equipped with stainless steel appliances, a breakfast bar, and a pantry. The bright living room, filled with natural light, creates an inviting atmosphere, complemented by a cozy fireplace. The main floor is designed for both relaxation and entertaining, with a dining area that seamlessly opens to a deck surrounded by mature trees—ideal for summer nights with family and friends. Upstairs, you'll find two generous sized bedrooms, a 4-piece bathroom, and a cozy nook perfect for a home office. The primary bedroom is spacious and bright, featuring a walk-in closet and a 4 piece ensuite bathroom. The floor plan is functional and designed for creating lasting memories. With an undeveloped basement awaiting your personal touch, this townhome is not just a place to live; it's a canvas for your future. The home is complete with a double attached garage, designated laundry area and a beautiful backyard space. The unbeatable location in Inglewood offers access to live music venues, craft breweries, trendy cafes and restaurants, an energetic nightlife, close proximity to the downtown core, and reputable schools. Making it a thriving community for those that want to be a part of Calgary's most historical community. Don't miss out on this absolute gem in the heart of Inglewood. Book your showing today! TAKE A VIRTUAL TOUR**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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









