



THE
A-TEAM

**RE/MAX
FIRST**

1414 17 Street #205, Calgary T2G 5S6

MLS®#: **A2171244**

Area: **Inglewood**

Listing Date: **10/11/24**

List Price: **\$299,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 13-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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **693**
Low Sqft:
Ttl Sqft: **693**

Titled, Underground

DOM

41

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Stucco, Vinyl Siding**
Flooring: **Laminate, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`9" x 9`1"
Living Room	Main	12`9" x 11`11"
Bedroom - Primary	Main	11`0" x 11`6"

Room	Level	Dimensions
Dining Room	Main	12`9" x 7`10"
Den	Main	5`9" x 12`7"
4pc Bathroom	Main	10`10" x 5`11"

Legal/Tax/Financial

Condo Fee:
\$438

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Monthly

Legal Desc:

0311079

Remarks

Pub Rmks:

Here's your chance to own this wonderful 1-bedroom condo in the highly desirable and well-managed PEARCE GARDENS in Inglewood! This unit feature a large primary bedroom with spacious den with built in desk. As you step into this second-floor condo, you'll love the 9-FOOT CEILINGS, FRESH PAINT, and NEWER FLOORING that leads to the NW-facing balcony, making it perfect for anyone—from young professionals to downsizers. This unit boast heated titled underground parking stall with convenient spacious storage. The smart layout maximizes every inch, with a bright kitchen, dining area, cozy living room, KING-SIZED primary bedroom with a walk-through closet, ensuite access to a 4pc bathroom, in-suite laundry (with a BRAND NEW laundry set). A dream for investors, this low-maintenance unit scores a perfect 10 with tenants. Pearce Gardens offers top-tier amenities like a fitness facility, party room with kitchen, and outdoor patio space. With a secure entry system and well-kept surroundings, you'll love calling this home. Inglewood is one of Calgary's most vibrant inner-city communities, with over 240 businesses including shops, restaurants, live music venues, craft breweries, and more. You're also close to events like JazzYYC, Sunfest, and the Inglewood Night Market. Even with all this excitement, Pearce Gardens is tucked away in a peaceful, private part of the neighborhood, just steps from Pearce Estate Park. Enjoy the park's wetlands, playgrounds, picnic spots, and scenic riverside trails. This unit offers the best of both worlds—urban living with a tranquil twist. Don't miss out—book your private showing today!

Inclusions:

Dishwasher, Electric Stove, Microwave, Refrigerator, Washer, Dryer, Blinds and 3 Fobs

Property Listed By:

RE/MAX Complete Realty

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







