

1408 17 Street #206, Calgary T2G 5S8

A2178687 11/15/24 List Price: \$387,500 MLS®#: Area: Inglewood Listing

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

2003 Year Built: Abv Saft: Lot Information Low Sqft:

Ttl Sqft: 838 Lot Sz Ar:

Finished Floor Area

838

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

1

2.0 (2 0)

Low-Rise(1-4)

6

Lot Shape:

Access: Lot Feat:

Park Feat: Titled, Underground

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Concrete, Vinyl Siding, Wood Frame Heating: **Hot Water, Natural Gas**

Flooring:

Ceramic Tile, Vinyl Plank Ext Feat: **Balcony**

> Water Source: Fnd/Bsmt:

Poured Concrete Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Sewer:

Utilities:

Int Feat: **Breakfast Bar**

Room Information

Room Level Dimensions Room <u>Level</u>

Dimensions Kitchen With Eating Area **Entrance** Main 5`6" x 4`9" Main 9`3" x 9`4" **Dining Room** Main 11`9" x 7`0" **Living Room** Main 16`2" x 12`1" **Bedroom - Primary** Main 11`0" x 11`10" 4pc Ensuite bath Main 0'0" x 0'0"

Bedroom Main 11`8" x 9`8" 4pc Bathroom Main Main 5`11" x 3`0" Laundry

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$514 Fee Simple M-C2

Fee Freq: Monthly

Legal Desc: **0313144**

Pub Rmks:

Remarks

Nestled on the edge of the Bow River in Inglewood, this inviting 2-bedroom, 2-bathroom home in Pearce Gardens combines comfort and convenience. The well-appointed kitchen includes a full appliance package, and the living room features a cozy corner fireplace, ideal for relaxing or entertaining. The master suite offers a walk-in closet and 4-piece ensuite, while the second bedroom provides flexibility for guests or a home office. Additional highlights include in-suite laundry, heated underground parking, a secure storage locker, and access to a party room and gym—all included in the monthly fees. Just minutes from downtown yet removed

from the bustle, this home is perfect for professionals seeking a vibrant lifestyle. Don't miss this opportunity in sought-after Inglewood!

Inclusions: window coverings

Property Listed By: RE/MAX Real Estate (Central)

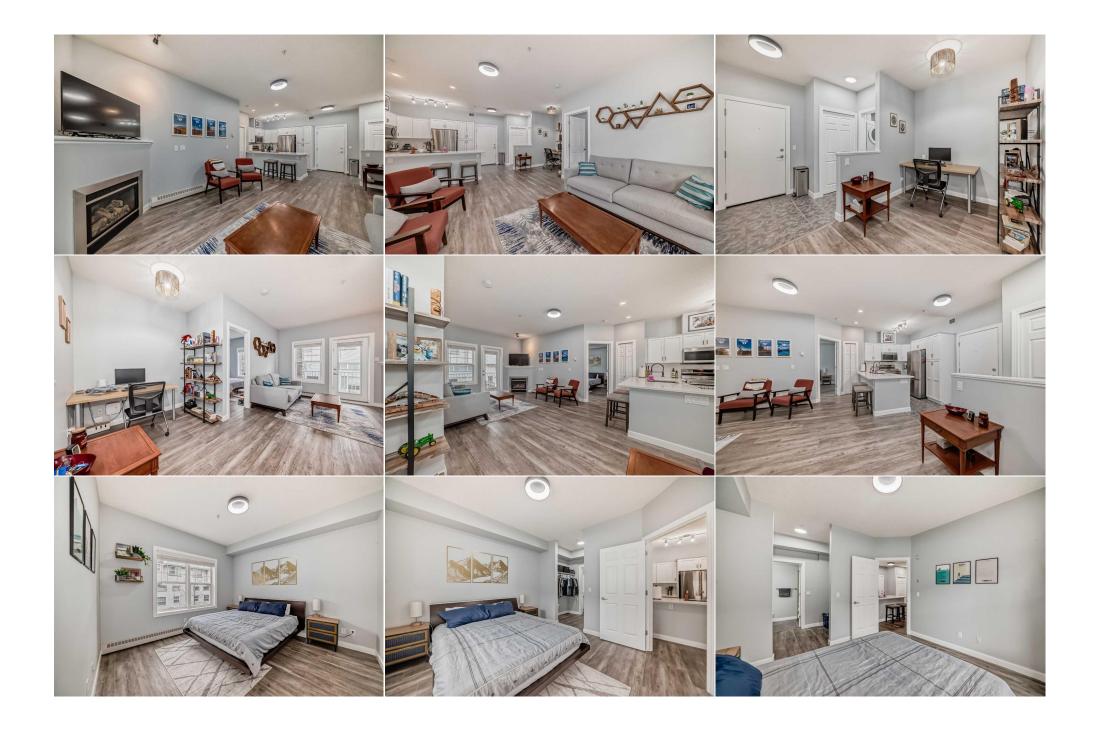
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

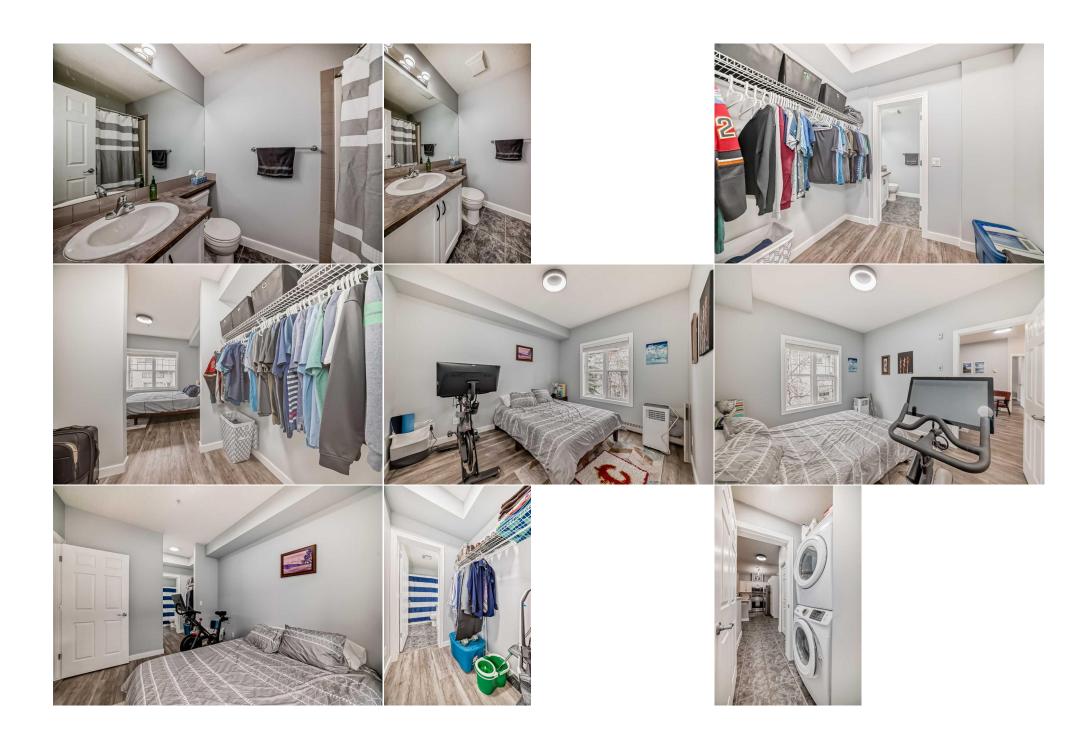


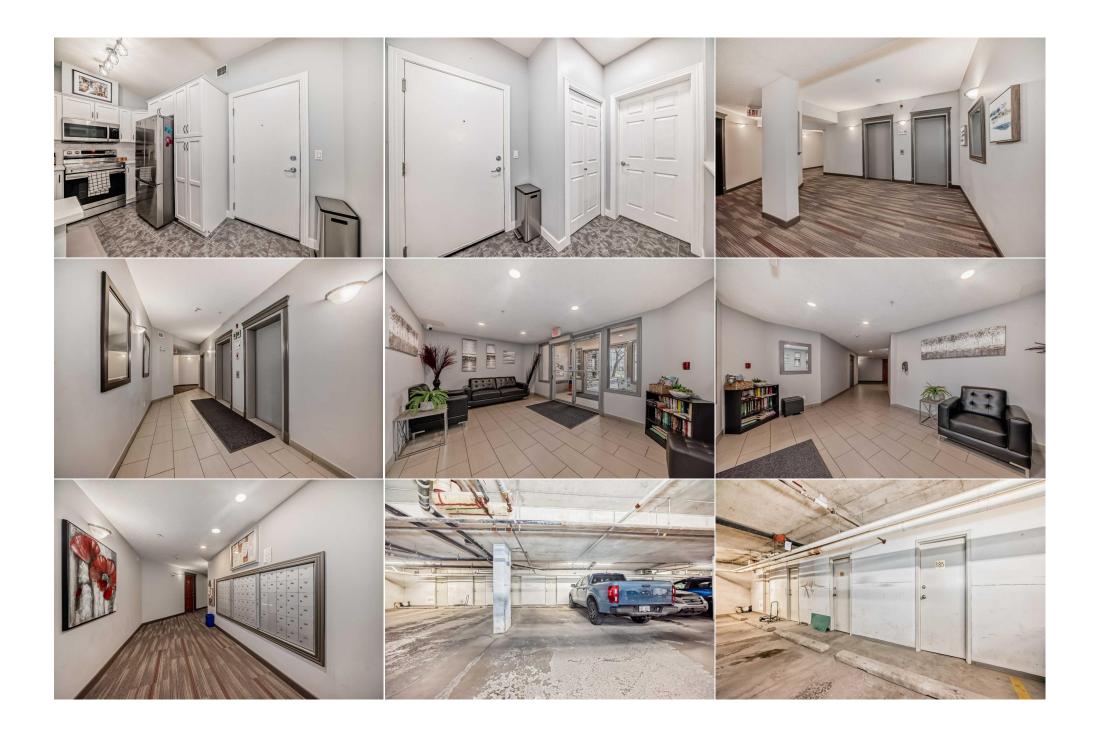














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