



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1408 17 Street #206, Calgary T2G 5S8**

MLS®#: **A2178687**

Area: **Inglewood**

Listing Date: **11/15/24**

List Price: **\$387,500**

Status: **Active**

County: **Calgary**

Change: **None**

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: **838**  
Low Sqft:  
Ttl Sqft: **838**

DOM

**6**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`6" x 4`9"
Dining Room	Main	11`9" x 7`0"
Bedroom - Primary	Main	11`0" x 11`10"
Bedroom	Main	11`8" x 9`8"
Laundry	Main	5`11" x 3`0"

Room	Level	Dimensions
Kitchen With Eating Area	Main	9`3" x 9`4"
Living Room	Main	16`2" x 12`1"
4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:  
**\$514**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **0313144**

Remarks

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

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





















