



THE A-TEAM

RE/MAX FIRST

1408 17 Street #105, Calgary T2G 5S8

MLS®#: **A2180859**

Area: **Inglewood**

Listing Date: **11/28/24**

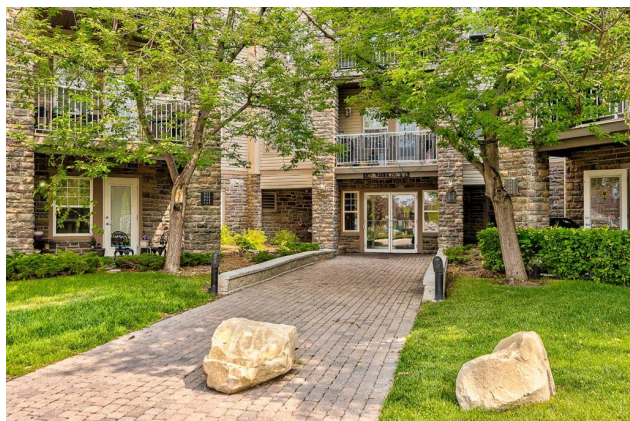
List Price: **\$275,000**

Status: **Pending**

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: **693**
Low Sqft:
Ttl Sqft: **693**

DOM

23
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

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

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

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

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 11`0"	Kitchen	Main	9`9" x 8`4"
Dining Room	Main	8`6" x 8`0"	Bedroom - Primary	Main	11`3" x 11`0"
Walk-In Closet	Main	8`4" x 4`4"	4pc Ensuite bath	Main	7`7" x 5`10"
Foyer	Main	5`4" x 4`6"	Den	Main	8`2" x 5`4"
Laundry	Main	3`0" x 2`9"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$438

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0313144

Remarks

Pub Rmks: **Simply call the movers—this stunning 1-bedroom + den home in Pearce Gardens is ready for you to move in! Nestled along the Bow River in the vibrant and historic community of Inglewood, this beautifully updated condo offers a perfect blend of style and convenience. With fresh paint, brand-new carpet, gleaming laminate flooring, and 9-foot ceilings, the space feels both modern and inviting. The well-equipped kitchen features a full appliance package, while the cozy living room boasts a gas corner fireplace—ideal for relaxing or entertaining. The primary suite includes a walk-in closet and a 4-piece ensuite. The versatile den with a built-in desk is perfect for working from home. Additional conveniences include in-suite laundry (with full-size washer/dryer), heated underground titled parking, a spacious secure storage locker, and access to a party room and gym—all covered by the affordable monthly fees. Ideally located just minutes from downtown with easy access to Deerfoot Trail, this home is steps away from Bow River pathways, trendy restaurants, shops, live music venues, and the lively 9th Ave scene. Don't miss this incredible opportunity in sought-after Inglewood. Schedule your private showing today and be sure to check out the 3D tour!**

Inclusions: na
Property Listed By: eXp Realty

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







