

1408 17 Street #302, Calgary T2G5S8

MLS® #: **A2184558** Area: **Inglewood** Listing Date: **12/27/24** List Price: **\$395,000**
 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:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **996**
 Low Sqft:
 Ttl Sqft: **996**

DOM

25
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`6" x 8`0"	Living Room	Main	18`0" x 12`8"
Flex Space	Main	7`0" x 6`8"	Bedroom - Primary	Main	13`8" x 11`7"
Bedroom	Main	12`0" x 10`0"	2pc Bathroom	Main	
4pc Ensuite bath	Main		4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$612

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0313144**

Remarks

Pub Rmks: **This impressive corner unit is among the largest in the building, offering nearly 1,000 sq. ft. of bright, open living space with 2 bedrooms, 3 bathrooms, and soaring 9-foot ceilings. The thoughtfully designed layout features an open-concept living room, complete with a cozy corner gas fireplace, large windows flooding the space with natural light, and a French door leading to the spacious balcony. The kitchen is well-appointed with ample cabinetry, an island with a raised eating bar, and plenty of room for culinary creativity For maximum privacy, the two generously sized primary suites are situated on opposite sides of the unit. Each suite includes a walk-through closet and a four-piece ensuite bathroom. Additional highlights include a versatile flex space perfect for a home office, a convenient two-piece bathroom, in-unit laundry, and a storage closet Completing the package is a titled, heated underground parking spot with a secure storage locker. Residents enjoy premium on-site amenities, including a fully equipped fitness center and a multi-purpose meeting room Perfectly located within walking distance to downtown, the property offers direct access to Calgary's extensive paved pathway system, the Bow River, and Peace Estate Park. Nestled in the vibrant Inglewood community, you'll enjoy trendy shopping, a thriving arts scene, and nearby attractions like the Calgary Zoo and Bird Sanctuary.**

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

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









