



THE A-TEAM

RE/MAX FIRST

1408 17 Street #208, Calgary t2j5s8

MLS®#: A2188205 Area: Inglewood Listing Date: 01/16/25 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:

Access:
Lot Feat:
Park Feat:

Heated Garage, Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: 831
Low Sqft:
Ttl Sqft: 831

DOM

6

Layout

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

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony

Construction: Stone, Vinyl Siding, Wood Frame
Flooring: Laminate, Linoleum, Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Int Feat: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Dining Room, Walk-In Closet, Bedroom, Walk-In Closet, Balcony, Kitchen, Bedroom, 4pc Ensuite bath, 4pc Ensuite bath, Laundry with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:  
**\$514**

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

Zoning:  
**M-C2**

Legal Desc: **0313144**

Remarks

Pub Rmks: **Welcome to Pearce Gardens in the great neighbourhood of Inglewood. 2 Bedrooms, 2 Ensuite Bathrooms, Titled heated & secured Underground Parking with assigned Storage unit. This Tall ceiling, well lit unit opens up to the Kitchen that includes an Eating bar spanning out to Dining area & Living room with Gas fireplace. Both bedrooms are privately located on either side of the spacious unit & both have walkthrough closets connecting to their own 4pc ensuite bathroom. In-suite stacked laundry. Balcony with natural gas bbq line. Building amenities include gym and party room. This perfect location connects to the Bow River pathways, Pearce Estates Park & is a short distance to the vibrancy of the 9 Ave shops, restaurants, live music venues & many more services.**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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





