

# \$392,500 - 415, 1408 17 Street Se, Calgary

MLS® #A2208621

## \$392,500

2 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Welcome to your new home in the vibrant heart of Inglewood! This stunning top-floor, two-bedroom, two-bathroom condo with a den offers an exceptional lifestyle with low condo fees, a vaulted ceiling and an unbeatable location.

Step inside and be greeted by a welcoming tiled entrance that flows seamlessly into an inviting open-concept kitchen, dining, and living area. The kitchen is a delight, boasting builder-upgraded cabinets, sleek stainless steel appliances, and a spacious breakfast-bar with seating for four – perfect for casual meals and entertaining. The adjacent dining area provides ample space for a good-sized table, ideal for hosting gatherings.

The living room exudes a light and airy ambiance with its impressive vaulted ceilings and a cozy gas fireplace, creating a warm and inviting atmosphere. From here, step out onto your private deck with a convenient gas hookup for your BBQ and enjoy breathtaking views of downtown Calgary and the majestic Rocky Mountains.

This move-in-ready unit features convenient in-suite laundry, a titled parking stall for your peace of mind, and a secure storage locker for added convenience. The parking and storage are ideally located for quick access from your elevator.

Beyond the exceptional features of this condo, the building offers fantastic amenities, including a well-equipped fitness centre to help



you stay active and a spacious gathering/party room, complete with a kitchen, perfect for hosting larger events.

Location is truly paramount here. Situated adjacent to Pearce Estates Park, nature enthusiasts will appreciate direct access to Calgary's picturesque Bow River pathway system right outside their door. A leisurely 10-minute stroll will lead you to the trendy shops, diverse culinary scene, and charming cafes along Inglewood's vibrant 9th Avenue. Explore further and discover local gems like the Inglewood Bird Sanctuary, the Calgary Boxing Club, and the Inglewood Aquatic Centre.

For commuters, enjoy swift access to Deerfoot and Blackfoot Trails, Memorial Drive, and a variety of bus routes, ensuring effortless connectivity to all corners of the city. Don't miss this incredible opportunity to immerse yourself in the charm and convenience of Inglewood living. This meticulously maintained condo in the desirable Pearce Gardens awaits you!

Built in 1979

**Essential Information**

MLS® #	A2208621
Price	\$392,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

**Community Information**

Address	415, 1408 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G5S8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Storage
Parking Spaces	1
Parking	Assigned, Front Drive, Parkade, Secured, Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	75
Zoning	M-C2

### **Listing Details**

Listing Office	CIR Realty
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