



GRASSROOTS
REALTY GROUP

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302, 1605 17 Street SE
Calgary, Alberta

MLS # A2241830



\$459,900

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: book shelf

Welcome to Konekt Top-floor Corner Unit in Inglewood, where modern design meets unparalleled convenience. This exceedingly stylish 2-bedroom unit offers beautiful views and a serene living experience with no upstairs neighbors. Inside, you'll find a neutral color palette, wide plank flooring, and an abundance of natural light creating a bright and inviting atmosphere. The contemporary kitchen is designed for both beauty and function, featuring two-tone cabinets, stainless steel appliances, quartz countertops, a subway tile backsplash, and a pantry for ample storage. The living room seamlessly extends to a generous wrap-around balcony, perfect for enjoying those expansive views whether you're relaxing indoors or hosting memorable summer barbecues outdoors. The primary bedroom offers a tranquil retreat with its oversized window showcasing phenomenal views and a large walk-in closet. The master ensuite is a private oasis, providing a luxurious escape. Generously sized second bedroom provides comfortable accommodation for guests or family. The unit includes in-suite laundry, underground parking, and an additional storage unit. Ideally situated, you're just moments from Inglewood's lively 9th Avenue, offering an array of pubs, award-winning restaurants, cafes, markets, and shops. Enjoy easy walks to the bird sanctuary, the Bow River, East Village, and downtown Calgary. This, top-floor unit in an exceptional inner-city location is ready for you to move in and enjoy immediately!