



**GRASSROOTS**  
REALTY GROUP

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303, 1408 17 Street SE  
Calgary, Alberta

MLS # A2242433



**\$375,000**

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2 d127
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Discover this beautifully designed 2-bedroom, 2 bathroom unit in the highly desirable Pearce Gardens, located in the vibrant community of Inglewood. This unit offers an exceptional living experience with an array of fantastic features. Step inside this well-lit unit that opens to a modern kitchen, complete with an eating bar which flows into the living room. This unit features two spacious bedrooms, and the primary includes a walk-in closet and a four piece ensuite. You will also appreciate the convenience of in-suite stacked laundry. Step out onto your private balcony, equipped with a natural gas BBQ line, perfect for outdoor entertaining. Building amenities further enhance your lifestyle with access to a gym and a party room. This unit comes with a titled, heated, and secured underground parking space and an assigned storage unit, adding to your convenience. The location is fantastic, offering direct access to the Bow River pathways and Pearce Estates Park. You're also just a short distance from the vibrant energy of 9th Avenue's shops, diverse restaurants, lively music venues, and numerous other services that make Inglewood so special. This home is vacant and ready for immediate possession, making your move-in seamless. Don't miss the opportunity to make this exceptional unit your new home!