



GRASSROOTS
REALTY GROUP

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59, 2318 17 Street SE
Calgary, Alberta

MLS # A2257915



\$580,000

Division:	Inglewood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,414 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Conservation, Cul-De-Sac, Environmental Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 421
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Washer, Dryer, Fridge, Electric Range, Microwave, Dishwasher, Window Coverings, Garage Remote(s)

LOCATION, LOCATION, LOCATION!!! This rare 4 BEDROOM TOWNHOME in Inglewood Corners is a true standout, offering a DOUBLE ATTACHED GARAGE and BACKING DIRECTLY ONTO A PEACEFUL GREEN SPACE with walking paths that connect to a protected wildlife reserve and the Inglewood Bird Sanctuary. With no risk of future development behind you, the setting is PRIVATE, QUIET, and SERENE&mdashyet you're still just steps from the Bow River and only minutes from downtown, shops, dining, and everything you need. Inside, the main floor is both functional and inviting, featuring BAMBOO HARDWOOD FLOORS, excellent storage and closet space, and a comfortable living area that opens onto a PRIVATE DECK OVERLOOKING THE GREEN SPACE. Upstairs, you'll find three LARGE BEDROOMS, including a spacious primary with a WALK-IN CLOSET and 4-piece ensuite, plus an additional 4-piece bathroom. A SEPARATE OFFICE/DEN provides valuable flexibility for remote work or study, making this upper level as practical as it is spacious. The PARTIALLY FINISHED BASEMENT adds even more potential, already hosting a fourth bedroom while leaving the rest of the space ready for your personal touch&mdashwhether that's a gym, media room, or play area. Families will also appreciate that this property is part of the highly regarded school catchments for COLONEL WALKER SCHOOL (K-6), ELBOYA SCHOOL (7-9), and WESTERN CANADA HIGH SCHOOL (10-12), all offering excellent programs and reputations. In addition to the quiet green spaces at your doorstep, you're close to COMMUNITY AMENITIES like tennis courts, an outdoor rink, and the Inglewood Aquatic Centre. The walking and bike paths behind the home connect seamlessly to Calgary's extensive pathway system, leading you along the

Bow River, into Pearce Estate Park, through the Inglewood Bird Sanctuary, and directly toward downtown. Add in the local shops, restaurants, and the vibrant cultural scene along 9th Avenue SE, and you'll see why Inglewood is ONE OF CALGARY'S MOST SOUGHT-AFTER COMMUNITIES. With its RARE COMBINATION of SIZE, LOCATION, and SCHOOLS, this townhome is truly a special find—offering the best of Inglewood living in a home that's ready to welcome its next owners. Contact your favourite REALTOR® today to book a showing!