



GRASSROOTS
REALTY GROUP

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301, 1414 17 Street SE
Calgary, Alberta

MLS # A2258170



\$375,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 570
LLD:	-
Zoning:	M-C2 d127
Utilities:	-

Inclusions: n/a

Beautiful, very well maintained, pristine condition 2 bed, 2 bath Corner unit condo located in historic Inglewood, steps from Pearce Estate Park, a picturesque wetland park featuring a fish hatchery, playground, picnic sites, custom-designed kayak course right on the river, plus miles of riverside walking and biking trails. This spacious 919 sq. ft unit is located in desirable Pearce Gardens. The perfect location to enjoy nature in an urban setting. As you enter this 3rd-floor unit, you will appreciate the open and bright floor plan, including 9-foot ceilings, large windows, and functional floor plan. Open living areas including a functional kitchen equipped with stainless steel appliances, a brand new dishwasher with 2 years warranty, a breakfast bar overlooking a dining area and a spacious living room provides access to the private balcony, perfect for all your grilling endeavors. The large primary bedroom includes a walk-through closet plus a 4 piece ensuite with a standing shower. The second bedroom with ample storage space shares the main 4-piece bath. In-suite laundry and storage area conveniently located in the hallway by the bedrooms. Pearce Gardens offers top-tier amenities including a fitness facility, party room with kitchen, and outdoor patio space. Additionally, this unit comes with one oversized titled parking stall and storage in the underground parkade with a secure entry system and well-kept surroundings, you'll love calling this home. This well maintained unit offers an amazing lifestyle with easy access to shops and services of vibrant Inglewood, plus a quick commute to the core. Call today for more information!