



GRASSROOTS
REALTY GROUP

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311, 1408 17 Street SE
Calgary, Alberta

MLS # A2263998



\$299,900

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	695 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d127
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to Pearce Gardens and this beautifully renovated south facing one bedroom plus den condo in the trendy community of Inglewood. This home was completed renovated three years ago and has been immaculately maintained since. As you enter the unit you are greeted by a spacious entrance with 9' ceilings, a conveniently located den and a wall of cabinetry for plenty of extra storage. The new custom kitchen features ceiling height sleek white shaker cabinetry, quartz countertops, stainless steel appliances and beautiful bronze hardware and faucet. The ample size dining area flows into the spacious sunny large living room which offers a gas burning fireplace and a door to access the south facing patio with bbq gas hookup. The spacious bright bedroom offers new carpet, a large window, and a walk through closet with custom closet organization on both sides to maximize your storage. The bathroom has been completed renovated with new tub, shower tile, floor tile, toilet, custom cabinetry, faucets and lighting. The unit is complete with in-suite laundry with a full size stacked washer and dryer. Renovations to this unit include vinyl plank flooring throughout, new doors, new baseboard, new lighting and all painted in a fresh crisp white. This unit includes one titled parking space in the underground heated parkade and a secure storage locker. The complex is professionally managed and includes access to a fitness centre and a large party room with a prep kitchen and outdoor patio and garden area. Enjoy inner-city living surrounded by mature trees, minutes walk to the river pathways offering easy access to downtown, walkability to trendy Inglewood's shops, restaurants, venues, breweries and more. Living in Inglewood offers great access to all major transportation routes, Inglewood bird sanctuary and river pathways.

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