



**GRASSROOTS**  
REALTY GROUP

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301, 1414 17 Street SE  
Calgary, Alberta

MLS # A2269006



**\$374,999**

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 570

LLD: -

Zoning: M-C2 d127

Utilities: -

Inclusions: n/a

Corner Unit | Underground Parking & Storage locker | Downtown View. 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! Available for quick possession.