



**GRASSROOTS**  
REALTY GROUP

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**115, 1414 17 Street SE**  
**Calgary, Alberta**

**MLS # A2273860**



**\$399,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d127
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n.a

Location truly is everything, and this beautifully updated ground-level corner unit puts you right in the heart of vibrant Inglewood. Just steps from the community's iconic shops, local restaurants, artisan caf  s, and minutes to 9th Ave, East Village, downtown, and the Bow River pathway system, this home delivers the lifestyle everyone wants. Inside, the space feels brand new. The entire unit has been refreshed from top to bottom with new vinyl plank flooring, fresh paint, brand-new stainless steel appliances, new toilets, and modern finishes throughout. Sunlight pours through the generous windows, highlighting the open-concept layout that's perfect for relaxing or entertaining. The kitchen offers a functional breakfast bar and ample counter space. The primary bedroom features a walk-in closet and a private ensuite with sleek black slate tile and a rainfall-style showerhead. The second bedroom is bright and spacious with its own large window and full closet, paired with a second full bathroom for added convenience. Step outside to your private BBQ terrace complete with natural gas hookup, ideal for year-round grilling. Additional perks include in-suite laundry, a corner titled underground heated parking stall, and a private walled-off storage locker. The building also offers a fully equipped fitness facility. With 900 sq. ft. of meticulously updated living space, this turnkey condo offers unbeatable value in one of Calgary's most sought-after inner-city communities. Don't miss out &mdash; opportunities like this don't come around often.