



GRASSROOTS
REALTY GROUP

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203, 1408 17 Street SE
Calgary, Alberta

MLS # A2280310



\$375,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 542

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: None

BEAUTIFULLY RENOVATED - EASY ACCESS TO DOWNTOWN - WALK/BIKE ALONG THE RIVER PATHS - Enjoy stylish urban living in this beautifully renovated two-bedroom, two-bath home, ideally located in sought-after Inglewood. The sunny south-facing layout fills the space with natural light and offers easy access to downtown, the Bow River pathways, and all the neighborhood's vibrant shops and caf  s. The modern white kitchen features stainless steel appliances, quartz countertops, and sleek updated light fixtures. Throughout the home, you'll find upgraded passage doors, contemporary LVP flooring, and a fresh neutral paint palette. Both bathrooms have been tastefully updated with white vanities, undermount sinks, quartz, and modern fixtures. Move-in ready and perfectly located—this home combines comfort, style, and convenience in one of Calgary's most desirable communities.