



GRASSROOTS
REALTY GROUP

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313, 1408 17 Street SE
Calgary, Alberta

MLS # A2282844



\$363,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	974 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C2 d127
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

You're not just buying a home—you're purchasing a lifestyle. Welcome to Inglewood, one of Calgary's most vibrant and walkable inner-city neighbourhoods. Just steps from parks, river pathways, local shops, music venues, breweries, and restaurants, this location offers the perfect balance of charm and convenience. Located in the sought-after Pearce Gardens, this spacious third-floor unit offers 974 square feet of bright, open-concept living with southwest exposure and sunset, mountain views from your private balcony. Inside, you'll find a large primary bedroom and a second enclosed room (currently used as a den) that meets legal egress requirements due to the building's full sprinkler system, making it a safe and functional second bedroom. Upgrades throughout the unit include luxury vinyl plank flooring, porcelain tile in the main bath, a rebuilt fireplace wall with custom stonework and floating glass shelving, and a refreshed kitchen with quartz countertops, painted cabinets, and newer appliances including a fridge, stove, range hood, and dishwasher. Additional highlights include ceiling fans in both bedrooms, a custom dresser and shelving in the primary closet, built-in entry and laundry storage, and deck upgrades with flooring, privacy lattice, a retractable screen door and a 12-foot wide roll-down sun blind. The unit also features in-suite laundry, 9-foot ceilings, a gas fireplace, and a titled underground parking stall & storage near the elevator. Residents enjoy access to a fitness centre, a large party room with kitchen and patio, and ample visitor parking. Your condo fee includes gas, heat, sewer, water & more. Pearce Gardens is pet-friendly with board approval and is professionally managed. This home offers lifestyle, location, and lasting comfort in one of Calgary's most sought-after communities. Book your showing

today.