



102, 1414 17 Street SE  
Calgary, Alberta

MLS # A2283541



**\$374,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 532
<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), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	Keypad Lock on Front Door		

Spacious and bright 2-bed, 2-bath condo with in-suite laundry and 9' ceilings welcomes you home. Freshly painted throughout and an open-concept floor plan offers a great layout. The timeless kitchen features dark cabinetry, newer stainless steel appliances, and a generous eating bar. The dining room can accommodate a large table, while a corner gas fireplace complements the living room. The primary bedroom boasts a walk-in closet and a private 4-pc ensuite, while the second bedroom also has a walk-in closet and a convenient 4-pc cheater ensuite that can be closed off and accessed from the open area. Enjoy an exceptionally private, spacious balcony with south exposure for all-day sun plus a gas line for your BBQ. This isn't your typical ground-floor unit. Due to grading, the elevated position feels more like a mid-level unit. Convenient titled underground parking and a storage locker make errands effortless. You're locking up and in your car in under 30 seconds. Skip the gym membership! This well-equipped complex features a large, functional fitness centre and a recreation room. Ideal for gatherings, workouts, or a quiet workspace. Located in Inglewood, Calgary's historic and vibrant neighbourhood known for its boutique shops, cafés, restaurants, live music venues, craft breweries, river pathways, and proximity to Pearce Estate Park, the Bow River, Harvie's Passage Lookout, and the Inglewood Bird Sanctuary, you'll enjoy a unique blend of urban lifestyle and natural beauty.