



102, 1605 17 Street SE
Calgary, Alberta

MLS # A2293191



\$399,900

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

Fabulous sunny two bedroom end unit with wraparound balcony and private separate street access to unit. Located in one of Calgary's most popular and trendy neighbourhoods, Inglewood. Perfect for a pet owner or even as an Airbnb with the unit having its own direct access to street level. The street provides additional convenient parking for visitors or an extra vehicle. Built in 2023 this home has modern finishes and style. Sunshine pours in the large windows and the wraparound deck gives the home a private and secure feeling. The underground secure parking stall is very conveniently located directly below the unit. The spacious deck provides ample room for a barbecue and seating area. The primary bedroom comes with a spacious four piece en-suite and a walk-in closet. The second bedroom is roomy or could be the perfect office. The stacked washer and dryer is conveniently located and set privately behind its own door. The bright kitchen complete with quartz countertop and island has a large walk-in pantry. Inglewood comes with every amenity too numerous to mention! Famous for its micro breweries, trendy restaurants, jazz, lounges, specialty stores, and even its own art gallery. Inglewood is just minutes to downtown, the Bow River and East Village home to Calgary's new Event Centre.