



113, 1415 17 Street SE  
Calgary, Alberta

MLS # A2151315



**\$389,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 661
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s)		

**Inclusions:** NA

This bright spacious inner city condo is just minutes away from downtown in the charming and desirable historic community of Inglewood. The formal entrance leads to a spacious kitchen with plenty of cupboards and counter space. There is an eating bar overlooking the living/ dining area with a cozy corner gas fireplace. Sliding doors lead to the private, west facing patio that opens on to a large green space. Ideal for pets, BBQ's and entertaining in the summer months. The large primary bedroom features a large walk in closet with a full 4pc bathroom. The second bedroom features a large window bringing in loads of natural light and is across the hall from an additional 4 pce bathroom. A perfect layout for a roommate. A large ensuite laundry room and storage area completes the space. This unit comes with a heated, underground parking stall conveniently located right beside the elevator. There is bike storage and a locker that is double in size. Very clean and well maintained 3 storey building recently renovated. The location is close to the Bow River Pathways, trendy 9th Avenue Shops, Restaurants and public transportation. This property would be a fantastic investment and for a 1st time home buyer. Don't miss this great opportunity! Call for your viewing today!