



206, 1408 17 Street SE
Calgary, Alberta

MLS # A2178687



\$387,500

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	838 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: window coverings

Nestled on the edge of the Bow River in Inglewood, this inviting 2-bedroom, 2-bathroom home in Pearce Gardens combines comfort and convenience. The well-appointed kitchen includes a full appliance package, and the living room features a cozy corner fireplace, ideal for relaxing or entertaining. The master suite offers a walk-in closet and 4-piece ensuite, while the second bedroom provides flexibility for guests or a home office. Additional highlights include in-suite laundry, heated underground parking, a secure storage locker, and access to a party room and gym—all included in the monthly fees. Just minutes from downtown yet removed from the bustle, this home is perfect for professionals seeking a vibrant lifestyle. Don't miss this opportunity in sought-after Inglewood!