



**105, 1408 17 Street SE**  
**Calgary, Alberta**

**MLS # A2180859**



**\$275,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	694 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Storage		

**Inclusions:** na

Simply call the movers&mdash;this stunning 1-bedroom + den home in Pearce Gardens is ready for you to move in! Nestled along the Bow River in the vibrant and historic community of Inglewood, this beautifully updated condo offers a perfect blend of style and convenience. With fresh paint, brand-new carpet, gleaming laminate flooring, and 9-foot ceilings, the space feels both modern and inviting. The well-equipped kitchen features a full appliance package, while the cozy living room boasts a gas corner fireplace&mdash;ideal for relaxing or entertaining. The primary suite includes a walk-in closet and a 4-piece ensuite. The versatile den with a built-in desk is perfect for working from home. Additional conveniences include in-suite laundry (with full-size washer/dryer), heated underground titled parking, a spacious secure storage locker, and access to a party room and gym&mdash;all covered by the affordable monthly fees. Ideally located just minutes from downtown with easy access to Deerfoot Trail, this home is steps away from Bow River pathways, trendy restaurants, shops, live music venues, and the lively 9th Ave scene. Don&rsquo;t miss this incredible opportunity in sought-after Inglewood. Schedule your private showing today and be sure to check out the 3D tour!