



**319, 1408 17 Street SE  
Calgary, Alberta**

**MLS # A2194592**



**\$389,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 562
<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>	See Remarks		

**Inclusions:** N/A

Welcome to Pearce Gardens, a prime opportunity to own a stunning END UNIT condo in the heart of Inglewood—one of Calgary’s most vibrant and historic communities. Whether you’re drawn to the area’s unique character, thriving local scene, or unparalleled access to parks and pathways, this 2-bedroom, 2-bathroom unit is the perfect place to call home. With PLENTY OF WINDOWS facing both SOUTH AND WEST, you’ll be blessed with natural SUNLIGHT ALL DAY LONG. The highly desirable layout allows for separate living spaces while still flowing naturally and functionally. Stylish and durable vinyl plank floors enhance the space, offering both elegance and practicality. The contemporary kitchen is a showstopper, featuring MATCHING STAINLESS STEEL HIGH END appliances, ample counter space and a LARGE BREAKFAST BAR that makes entertaining effortless. The spacious living area seamlessly extends to a PRIVATE BALCONY overlooking the courtyard, offering a serene spot to unwind while enjoying those beautiful SUNSETS over the city skyline. The primary suite is complete with a spacious walk-in closet and a 3-piece ensuite bathroom. The second bedroom is generously sized, perfect for a home office, guest bedroom or roommate. This unit also includes IN-SUITE LAUNDRY, a TITLED UNDERGROUND parking stall, and an OVERSIZED STORAGE locker—located right next to your heated parking stall, super CONVENIENT! Residents of Pearce Gardens enjoy access to a fully equipped FITNESS CENTRE and a social/amenity room with an outdoor patio, perfect for hosting larger gatherings. Step outside, and you’ll find yourself immersed in Inglewood’s eclectic charm, with renowned restaurants, cozy cafes, breweries, and boutique shops just moments away. Outdoor

enthusiasts will love being steps from Pearce Estates Park, the Bow River pathway system, St. Patrick's Island, and the Calgary Zoo. Plus, with easy access to downtown, transit, Deerfoot, and Blackfoot Trail, commuting is effortless. This condo is more than just a place to live—it's a lifestyle. Don't miss out on this incredible opportunity—schedule your private showing today!