



GRASSROOTS
REALTY GROUP

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327, 1605 17 Street SE
Calgary, Alberta

MLS # A2198363



\$299,900

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	490 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Guest, Heated Driveway, On Street, Parkade, Titled, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 244
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Wired for Data		

Inclusions: Pax cabinets in walk through closet

This stylish and contemporary TOP FLOOR unit offers the perfect blend of modern design and everyday convenience, making it an ideal choice for both investors and homebuyers searching for their dream home. Nestled in the vibrant community of Inglewood, you'll be steps away from trendy cafés, restaurants, boutique shopping, and scenic parks. Plus, with downtown Calgary just minutes away and easy access to Deerfoot Trail, commuting is effortless. Step inside to discover a thoughtfully designed open-concept layout with high-end finishes throughout, including durable vinyl plank flooring. The sleek kitchen is a chef's delight, featuring a large island, stone countertops, soft-close cabinetry, and an upgraded stainless steel appliance package. The spacious primary bedroom is a true retreat, complete with walk-through closets and built-in Pax cabinets leading to a stylish 4-piece ensuite. Additional highlights include in-suite laundry and a TITLED underground parking stall (#139) and storage unit for added convenience. This is a rare opportunity to own in one of Calgary's most sought-after communities. Whether you're looking for a beautiful place to call home or a fantastic investment opportunity, this unit checks all the boxes.