



**GRASSROOTS**  
REALTY GROUP

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**2509 17 Street SE**  
**Calgary, Alberta**

**MLS # A2209315**



**\$575,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Outside, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Pri		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance		
<b>Inclusions:</b>	Shed		

Welcome to this beautifully updated and move-in-ready bi-level duplex tucked into the heart of Inglewood - one of Calgary's oldest inner-city neighbourhoods. Offering over 2,000 square feet of thoughtfully developed living space, this home blends charm, flexibility, and functionality in one of the city's most walkable and vibrant communities. Whether you're a growing family, multi-generational household, or smart investor, this home adapts beautifully to a range of living styles and goals. The main level boasts three spacious bedrooms including the air-conditioned primary, and a fully renovated 4-piece bathroom, offering comfort, convenience, and modern appeal. Sunlight pours through the upgraded Supreme Windows, illuminating the open-concept kitchen, dining, and living room spaces. The Legacy-designed kitchen features custom ceiling-height cabinetry, a sleek stainless-steel appliance package, and a generously sized central island - perfect for meal prep, coffee conversations, or casual entertaining with family and friends. Step outside onto the brand-new balcony to enjoy the sunrise with your morning coffee. The adjacent living room is an inviting, versatile space to relax, catch a movie, or cheer on your favourite sports team, while staying connected to the heart of the home. Hardwood flooring and thoughtful lighting details bring both warmth and sophistication throughout. The fully finished lower level offers even more versatility, including three additional bedrooms, a second 4-piece bathroom, a large family room, and a kitchenette equipped with a stove, fridge, sink, and cabinetry. Ideal for extended family, private guest quarters, or home office setups, this flexible space also supports arrangements that may help offset the cost of ownership - while offering privacy and independence for everyone under one roof. The layout is smart,

functional, and ideal for maximizing space and comfort. Buyers will also appreciate the peace of mind that comes with completed high-expense upgrades: the roof and all windows were replaced during the renovation. In addition, this home has been professionally evaluated by BuyWise, ensuring optimal energy efficiency, enhanced comfort, and reduced utility costs. Step outside to enjoy a fully landscaped lot that invites outdoor living. There's space for weekend barbecues, evening firepits, or quiet moments in your private backyard retreat. A handy storage shed provides utility, while the double rear parking pad ensures off-street convenience year-round. Inglewood's lifestyle perks are unmatched: a short walk to downtown, Bow River pathways, craft breweries, live music venues, coffee shops, art galleries, and boutique shops are just steps away. Enjoy brunch spots, yoga studios, and the Inglewood Bird Sanctuary. With parks, playgrounds, schools, and recreation nearby, this location is as practical as it is inspiring. Whether you're starting a new chapter or expanding your real estate portfolio, this duplex is a smart and stylish move.