



GRASSROOTS
REALTY GROUP

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310, 1414 17 Street SE
Calgary, Alberta

MLS # A2210157



\$392,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	977 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities		
Inclusions:	All permanent fixtures		

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in Inglewood, one of Calgary's most desirable inner-city communities! This well maintained unit features fresh paint and thoughtful upgrades throughout, offering the perfect blend of style, comfort, and functionality. The open-concept layout is ideal for entertaining, with a functional kitchen equipped with stainless steel appliances, a stove with double ovens, quartz countertops, a deep kitchen sink, ample cupboard space, and a new tiled backsplash. The kitchen overlooks a charming dining nook and a spacious living room, complete with a cozy corner gas fireplace. Additional highlights include a built-in office nook, newer washer and dryer combo, updated hardware, pantry & closet organizers, and a patio with a gas hookup for summer barbecues. This unit also includes a titled underground parking stall conveniently located across from the elevator, a large private storage locker, and use of the bike storage in the underground parkade. Residents enjoy access to a well-equipped gym, party/amenity room with an outdoor patio (located in the neighbouring building) for larger gatherings. This gem is located in a highly walkable and vibrant neighbourhood, you'll have easy access to boutique shops, top-rated restaurants, cozy cafés, and the bustling brewery district along 9th Avenue. Outdoor enthusiasts will appreciate the proximity to Pearce Estates Park, the Calgary Zoo, St. Patrick's Island, Harvie's Passage, and the extensive Bow River pathway system. Commuting is a breeze with quick access to downtown, transit, Deerfoot Trail, and Blackfoot Trail. This condo offers more than just a place to live—it's a lifestyle! Don't miss the opportunity to own a beautifully maintained and upgraded condo in one of Calgary's most dynamic neighbourhoods.

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