

306, 1414 17 Street SE
Calgary, Alberta

MLS # A2224518



\$285,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters		

Inclusions:	N/A
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Here's your chance to own a fully renovated, south-facing one-bedroom condo on the 3rd floor of Pearce Gardens in vibrant Inglewood—boasting a spacious foyer perfect for a work-from-home desk, 9-foot ceilings, fresh paint, newer flooring and sleek quartz countertops throughout, complemented by stainless steel appliances and a cozy gas fireplace in the living room that flows seamlessly onto a sunny balcony. The king-sized primary suite features a walk-through closet with built-in organizers and direct access to a four-piece ensuite, and you'll appreciate the in-suite laundry, heated titled underground parking and spacious secure storage locker. Pearce Gardens is professionally managed and offers top-tier amenities including a fitness centre, party room with prep kitchen and outdoor patio, all accessed through a secure entry system. Tucked away in a tranquil pocket of Inglewood yet steps from Pearce Estate Park's wetlands and trails—and just minutes from over 240 shops, restaurants, live-music venues, craft breweries and events like SunFest and the Inglewood Night Market—this low-maintenance gem is perfect for young professionals, downsizers or savvy investors. Don't miss out—book your private showing today!