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208, 1408 17 Street SE Calgary, Alberta

MLS # A2235444



\$369,999

Division: Inglewood Type: Residential/Low Rise (2-4 stories) Style: Apartment-Single Level Unit Size: 831 sq.ft. Age: 2003 (22 yrs old) **Beds:** Baths: Garage: Heated Garage, Parkade, Titled Lot Size: Lot Feat:

Heating: Water: Baseboard Floors: Sewer: Carpet, Laminate, Linoleum Roof: Condo Fee: \$ 524 **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding, Wood Frame M-C2 d127 Foundation: **Utilities:**

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Walk-In Closet(s)

Inclusions: n/a

Welcome to Pearce Gardens in the great neighbourhood of Inglewood. 2 Bedrooms, 2 Ensuite Bathrooms, Titled heated & secured Underground Parking with assigned Storage unit. This Tall ceiling, well lit unit opens up to the Kitchen that includes an Eating bar spanning out to Dining area & Living room with Gas fireplace. Both bedrooms are privately located on either side of the spacious unit & both have walkthrough closets connecting to their own 4pc ensuite bathroom. New Carpet in both bedrooms since pictures have been taken. In-suite stacked laundry. Balcony with natural gas bbq line. Building amenities include gym and party room. This perfect location connects to the Bow River pathways, Pearce Estates Park & is a short distance to the vibrancy of the 9 Ave shops, restaurants, live music venues & many more services. Home is vacant & ready for immediate possession.