

304, 1408 17 Street SE  
Calgary, Alberta

MLS # A2301279



## \$375,000

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 534
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d127
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Bright and beautiful 2-bedroom, 2-bathroom condo in the heart of Inglewood! Enjoy walking distance to charming coffee shops, desirable shopping, and scenic river pathways perfect for biking and walking. The open concept kitchen is perfect for entertaining, flowing seamlessly into the living room with a cozy fireplace and patio doors that open to a beautiful downtown view. This well appointed home features a new full sized stacked washer and dryer, sleek upgraded light fixtures, and tasteful upgrades completed in 2017. Both spacious bedrooms offer the added comfort and privacy of their own ensuites. The building includes excellent amenities such as heated underground parking, a fully equipped gym, a stylish party room, and secure enclosed storage in the parkade. A perfect blend of comfort, convenience, and location - don't miss this fantastic opportunity in one of Calgary's most sought-after communities!