

\$379,900 - 403, 1414 17 Street Se, Calgary

MLS® #A2140933

\$379,900

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Have you been eyeing up Inglewood? Inglewood is truly one of Calgary's most incredible (and one of the oldest!) as well as highly sought after inner city communities that offers something for everyone. You will love the lock it and leave it lifestyle you'll get to lead if you live in this totally move in ready, open concept top floor unit in the desirable and pet friendly Pearce Gardens complex. This 2 bedroom, 2 bath naturally bright unit (thanks to essentially every wall full of windows) feels even more spacious with its vaulted ceilings and roommate style floor plan. You will fall in love with this well-appointed unit from the moment you step into it with the peace of mind that you will never have to worry about noisy neighbours above you. The newer laminate flooring creates an inviting flow throughout most of the space. The layout of this serious gem is excellent for entertaining and hosting your guests with the functional kitchen boasting stainless steel appliances, reverse osmosis water filtration system, lots of counter/prep space, undercabinet lighting, pantry and a breakfast bar. It overlooks the very spacious living room and charming dining nook that features a boho chic light fixture. French doors lead you out to the quiet and tranquil balcony where you can overlook the courtyard and glimpse the downtown skyline. You will love having a place where you can breathe in the fresh air and relax without leaving your home. It's perfect for BBQ's and eating al fresco. The ample sized primary



bedroom comes with a makeup table with an influencer style light-up mirror (you donâ€™t have to be an influencer to use it!), walk through closet and 3 piece ensuite with large shower with rainfall shower head. The second bedroom is a great size and also comes with a walk-through closet with a cheater access door to the 4 piece bath as well as the convenient in suite laundry area. This unit comes complete with a titled underground parking stall and oversized private storage locker. Living here means you can also enjoy access to the well equipped gym and a communal amenity/social room with outdoor patio thatâ€™s perfect for your larger, private gatherings and events (building 1408). Inglewood is the perfect place for foodies with so many fabulous options for restaurants, bars, cafes, specialty shops and breweries for you to frequent. Those looking to enjoy pieces of Calgaryâ€™s earliest history will love visiting the iconic Deane House and Fort Calgary. If youâ€™re an outdoor enthusiast or just love having things to do then you will truly enjoy being nestled next to Pearce Estates Park with the Zoo, St. Patrick's island, the extensive Bow River pathway system, Harvieâ€™s passage as well as the Inglewood golf & curling club, Inglewood lawn bowling club and tennis/pickleball courts all nearby. Shoppers will love the incredible boutiques on 9th Ave. Commuting is a breeze with easy access to transit, Downtown and all over Calgary with Deerfoot and Blackfoot trails just mins away.

Built in 2003

Essential Information

MLS® #	A2140933
Price	\$379,900
Sold Price	\$407,500
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	403, 1414 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S6

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 13th, 2024
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Date Sold	June 26th, 2024
Days on Market	13
Zoning	M-C2 d127
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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