

# \$379,900 - 113, 1415 17 Street Se, Calgary

MLS® #A2151315

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

This bright spacious inner city condo is just minutes away from downtown in the charming and desirable historic community of Inglewood.

The formal entrance leads to a spacious kitchen with plenty of cupboards and counter space. There is an eating bar overlooking the living/ dining area with a cozy corner gas fireplace. Sliding doors lead to the private, west facing patio that opens on to a large green space. Perfect for pets as it's a pet friendly building. BBQ's and entertaining in the summer months. The large primary bedroom features a large walk in closet with a full 4pc bathroom. The second bedroom features a large window bringing in loads of natural light and is across the hall from an additional 4 pce bathroom. A perfect layout for a roommate. A large ensuite laundry room and storage area completes the space. This unit comes with a heated, underground parking stall conveniently located right beside the elevator. There is bike storage and a locker that is double in size. Very clean and well maintained 3 storey building recently renovated. The location is close to the Bow River Pathways, trendy 9th Avenue Shops, Restaurants and public transportation. This property would be a fantastic investment and for a 1st time home buyer. Don't miss this great opportunity! Call for your viewing today!

Built in 1995



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2151315    |
| Price          | \$379,900   |
| Sold Price     | \$365,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,045       |
| Acres          | 0.00        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 113, 1415 17 Street Se |
| Subdivision | Inglewood              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 3V3                |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Trash |
| Parking Spaces | 1                                   |
| Parking        | Stall, Titled, Underground          |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s)           |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                           |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| # of Stories      | 3                                                                   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Construction      | Brick, Stucco, Wood Frame |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | July 20th, 2024      |
| Date Sold      | September 20th, 2024 |
| Days on Market | 62                   |
| Zoning         | M-C1                 |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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