

\$389,900 - 319, 1408 17 Street Se, Calgary

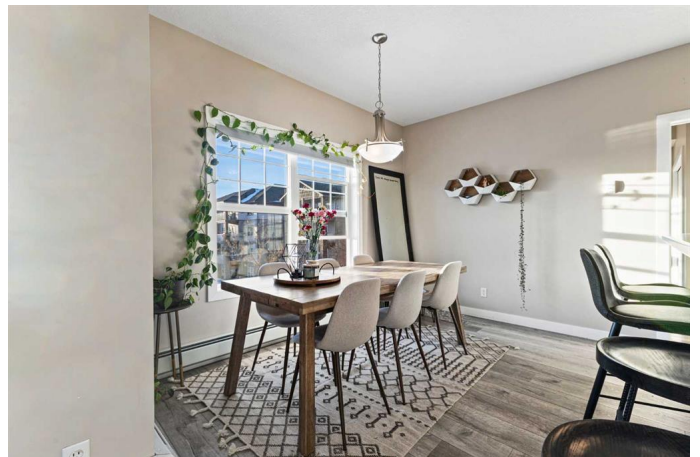
MLS® #A2194592

\$389,900

2 Bedroom, 2.00 Bathroom, 904 sqft
Residential on 0.00 Acres

Inglewood, Calgary, Alberta

WELCOME to Pearce Gardens, a prime opportunity to own a STUNNING END UNIT condo in the heart of INGLEWOOD. Whether you're drawn to the area's unique character, thriving local scene, or unparalleled access to parks and pathways, this 2-bedroom, 2-bathroom unit is the perfect place to call home. With PLENTY OF WINDOWS facing both SOUTH AND WEST, you'll be blessed with natural SUNLIGHT ALL DAY LONG. The highly desirable layout allows for separate living spaces while still flowing naturally and functionally. Stylish and durable VINYL PLANK FLOORS enhance the space, offering both elegance and practicality. The contemporary kitchen is a showstopper, featuring MATCHING STAINLESS STEEL HIGH END appliances, ample counter space and a LARGE BREAKFAST BAR that makes entertaining effortless. The spacious living area seamlessly extends to a PRIVATE BALCONY overlooking the courtyard, offering a serene spot to unwind while enjoying those beautiful SUNSETS over the city skyline. The primary suite is complete with a spacious WALK-IN closet and a 3-piece ensuite bathroom. The second bedroom is generously sized, perfect for a home office, guest bedroom or roommate. This unit also includes IN-SUITE LAUNDRY, a TITLED UNDERGROUND parking stall, and an OVERSIZED STORAGE locker—located right next to your heated parking stall, super CONVENIENT! Residents of Pearce Gardens



enjoy access to a fully equipped FITNESS CENTRE and a social/amenity room with an outdoor patio, perfect for hosting larger gatherings. Step outside, and you'll find yourself immersed in Inglewood's eclectic charm, with renowned restaurants, cozy cafes, breweries, and boutique shops just moments away. Outdoor enthusiasts will love being steps from Pearce Estates Park, the Bow River pathway system, St. Patrick's Island, and the Calgary Zoo. Plus, with easy access to downtown, transit, Deerfoot, and Blackfoot Trail, commuting is effortless. This condo is more than just a place to live—it's a lifestyle. Don't miss out on this incredible opportunity—schedule your private showing today!

Built in 2003

Essential Information

MLS® #	A2194592
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	319, 1408 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 5S6

Amenities

Amenities Fitness Center, Parking, Recreation Room

Parking Spaces 1

Parking See Remarks, Titled, Underground

Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave, Washer/Dryer, Window Coverings, Oven

Heating Baseboard

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle

of Stories 4

Exterior

Exterior Features Other

Construction Stone, Wood Frame, Vinyl Siding

Additional Information

Date Listed February 21st, 2025

Days on Market 18

Zoning M-C2

Listing Details

Listing Office Nineteen 88 Real Estate

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