



GRASSROOTS

REALTY GROUP

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**304, 1408 17 Street SE
Calgary, Alberta**

MLS # A2301279



\$375,000

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d127
Foundation:	-	Utilities:	-
Features:	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!