



111, 1415 17 Street SE
Calgary, Alberta

MLS # A2302630



\$385,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,067 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 721
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: N/A

****Open House Saturday May 16th from 1-3pm**** Welcome to Inglewood's bright, bold overachiever — an ULTRA-SIZED END UNIT condo that lives large in a trendy community with some of Calgary's finest amenities and restaurants. Updated and stylish with WINDOWS ON TWO SIDES, this home is absolutely flooded with natural light. The main living space was BUILT TO ENTERTAIN. Think dinner parties that actually fit everyone, game nights around a full-sized dining table, and effortless everyday living in an OPEN-CONCEPT layout that just flows. The kitchen pulls its weight and then some with ABUNDANT COUNTER SPACE, sleek BLACK STAINLESS appliances, a slide-in range, French door fridge, dishwasher, and counter seating perfect for coffee catch-ups or happy hour pours. The living room is spacious, bright, and seriously inviting, complete with a GAS FIREPLACE that adds the perfect cozy vibe when the sun goes down. And then there's the PATIO. A LARGE WEST-FACING outdoor space that feels like an extension of the home — made for sunset wine, summer BBQs, morning coffee, and lazy evenings with your pet in this PET-FRIENDLY building. It's private, sunny, and a rare find in this location. The OVERSIZED PRIMARY bedroom is more retreat than bedroom, with room to breathe, a WALK-IN CLOSET, and a beautifully RENOVATED ENSUITE with a stylish shower that gives boutique hotel energy. The second bedroom is bright and versatile — perfect for guests, a home office, or roommate-friendly living — with easy access to the equally RENOVATED MAIN BATH, also finished with a shower. FRESH PAINT and LUXURY VINYLE PLANK flooring keep the entire space feeling fresh, elevated, and move-in ready. Add in the GENEROUS in-suite LAUNDRY ROOM with bonus storage,

UNDERGROUND PARKING, and ADDITIONAL STORAGE, and this one checks every single box. Big on size, big on style, and big on location — this is Inglewood condo living with a little extra fire. Don't forget to check out the virtual tour and the video and call your favourite Realtor to view today!