



GRASSROOTS

REALTY GROUP

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102, 1605 17 Street SE
Calgary, Alberta

MLS # A2320189



\$418,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Outside, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 467
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

Welcome to this premium, sun-drenched two-bedroom corner residence that redefines inner-city living with its own exclusive, street-level entrance and an expansive wraparound terrace. Situated in the heart of Inglewood—Calgary’s most vibrant and culturally rich historic community—this immaculate 2023-built property is an absolute dream for professionals or savvy investors. Exceptional features include airy nine-foot ceilings, massive windows that flood the interior with daylight, and a secure, peaceful sanctuary on the elevated wraparound deck, perfect for outdoor dining. Enjoy the rare luxury of two dedicated parking stalls, one surface and one secure underground stall perfectly positioned right beneath the unit for immediate access. Inside, the primary bedroom features a generous walk-in closet and a sleek four-piece ensuite, while the versatile second bedroom easily transitions from a spacious guest room to a quiet executive home office. The culinary space is anchored by a luminous layout, pristine quartz countertops, a central island, and a massive walk-in pantry, complemented by a tucked-away laundry closet. Beyond your front door lies Calgary’s premier cultural hub, famous for artisan microbreweries, award-winning restaurants, live jazz venues, and independent boutiques, all while being mere minutes from the scenic Bow River pathways, East Village, and Stampede Park and the new Event Centre. Move in just in time for Stampede to experience the best of inner-city living in Calgary!