



GRASSROOTS
REALTY GROUP

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105, 1605 17 Street SE
Calgary, Alberta

MLS # A2331547



\$388,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	730 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	na
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Welcome to this immaculate, 2023-built 2-bedroom, 2-bathroom condo in the vibrant and historic community of Inglewood. Offering 700+ sq. ft. of thoughtfully designed living space, this bright MAIN-floor unit combines modern style with low-maintenance living. The stylish kitchen features quartz countertops, stainless steel appliances, and a contemporary backsplash, flowing seamlessly into the open-concept living and dining area. Large windows provide an abundance of natural light, while luxury vinyl plank flooring adds a modern touch. The primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, and the second bedroom and full bath offer flexibility for guests or a home office. Additional features include in-suite laundry, a private balcony, and one titled heated underground parking stall. This pet-friendly building (with board approval) is ideally located just minutes from Inglewood's shops, restaurants, cafés, Bow River pathways, and downtown. Perfect for first-time buyers, investors, or downsizers, this move-in-ready condo offers exceptional value in one of Calgary's most desirable communities. Book your private showing today with your favourite Realtor!