



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

59, 2318 17 Street SE
Calgary, Alberta

MLS # A2331926



\$599,900

Division:	Inglewood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,414 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Conservation, Cul-De-Sac, Environmental Re		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Range, Garage Remote(s), Microwave, Refrigerator, Washer, Window Coverings, Central Vacuum & Attachments, Ceiling Fan(s)

LOCATION, LOCATION, LOCATION! Backing directly onto Calgary's extensive pathway system, a protected environmental reserve, and the renowned Inglewood Bird Sanctuary, this beautifully RENOVATED 4 BEDROOM TOWNHOME with a DOUBLE ATTACHED GARAGE offers an incredibly rare opportunity to own in one of Calgary's most desirable inner-city communities. With no future development behind you, enjoy the privacy, tranquility, and stunning natural surroundings while being just minutes from downtown. Freshly updated throughout, this MOVE-IN READY home features BRAND NEW luxury vinyl plank flooring with a premium 1/2" sound-absorbing underlay, elegant Italian porcelain tile in both upstairs bathrooms, new bathroom fixtures throughout, and a new kitchen faucet, creating a clean, modern feel from top to bottom. The functional main floor offers SPACIOUS LIVING AND DINING AREAS with excellent storage and direct access to your private deck overlooking the environmental reserve and pathways. Whether you're enjoying your morning coffee, watching wildlife, or heading out for a walk or bike ride along the Bow River, this location truly brings nature to your doorstep. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a walk-in closet and private 4-piece ensuite. An additional full bathroom and a separate office or flex space provide the perfect setup for families, professionals working from home, or students. The partially finished basement already includes a fourth bedroom while offering endless possibilities to customize the remaining space into a recreation room, home gym, media room, or additional living area. Living in Inglewood means enjoying ONE OF CALGARY'S MOST WALKABLE AND VIBRANT COMMUNITIES. Just steps from your door are the Inglewood Bird

Sanctuary, extensive river pathways, tennis courts, outdoor skating rink, community garden, community association, and the Inglewood Aquatic Centre. Spend weekends exploring the boutique shops, caf  s, breweries, restaurants, and local businesses along the famous 9th Avenue SE, all while being only minutes from downtown, Deerfoot Trail, Blackfoot Trail, Memorial Drive, and convenient public transit. Families will appreciate the SOUGHT-AFTER DESIGNATED SCHOOL CATCHMENTS, including Colonel Walker School (K-6), Elboya School (7-9), and Western Canada High School (10-12), making this an exceptional LONG-TERM HOME FOR GROWING FAMILIES. Offering the perfect combination of THOUGHTFUL RENOVATIONS, AN UNBEATABLE LOCATION, EXCEPTIONAL SCHOOLS, incredible outdoor amenities, and seamless access to Calgary's extensive pathway network, this is a rare opportunity to experience the very best of inner-city living in historic Inglewood. Contact your favourite REALTOR   today to book your private showing today!