

**113, 1415 17 Street SE**  
**Calgary, Alberta**

**MLS # A2151315**



**\$379,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Inglewood                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 1,045 sq.ft.                       | <b>Age:</b>   | 1995 (29 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 661 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                 | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** NA

This bright spacious inner city condo is just minutes away from downtown in the charming and desirable historic community of Inglewood. The formal entrance leads to a spacious kitchen with plenty of cupboards and counter space. There is an eating bar overlooking the living/ dining area with a cozy corner gas fireplace. Sliding doors lead to the private, west facing patio that opens on to a large green space. Perfect for pets as it's a pet friendly building. BBQ and entertaining in the summer months. The large primary bedroom features a large walk in closet with a full 4pc bathroom. The second bedroom features a large window bringing in loads of natural light and is across the hall from an additional 4 pce bathroom. A perfect layout for a roommate. A large insuite laundry room and storage area completes the space. This unit comes with a heated, underground parking stall conveniently located right beside the elevator. There is bike storage and a locker that is double in size. Very clean and well maintained 3 storey building recently renovated. The location is close to the Bow River Pathways, trendy 9th Avenue Shops, Restaurants and public transportation. This property would be a fantastic investment and for a 1st time home buyer. Don't miss this great opportunity! Call for your viewing today!