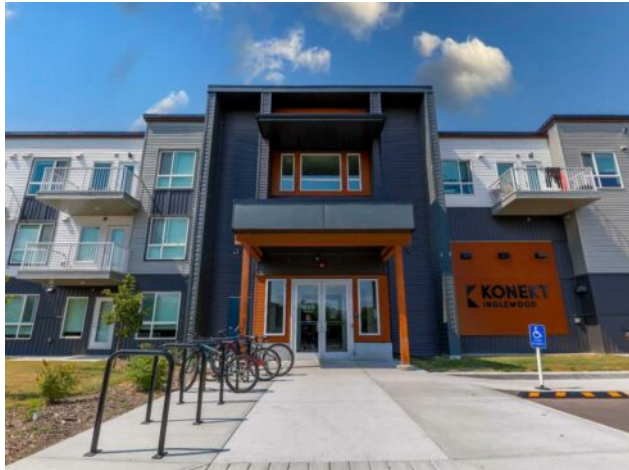


**320, 1605 17 Street SE**  
**Calgary, Alberta**

**MLS # A2155647**



**\$399,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	729 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane, Rubber	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Masonite, Metal Siding , Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Amazing opportunity and very low condo fees! Welcome to the best value inner city apartment that Calgary has to offer! This brand-new, modern top-floor condo offers breathtaking panoramic views of the city skyline. With its sleek design and contemporary finishes, this spacious two-bedroom, two-bathroom unit provides an urban oasis in the heart of the city. Key features include: \*Expansive windows that flood the space with natural light\* \*An open-concept living and dining area, perfect for entertaining\* \*A gourmet kitchen with high-end stainless steel appliances, quartz countertops, and a large island\* \*A private balcony to enjoy your morning coffee or evening sunsets\* \*A luxurious master suite with a walk-in closet and a spa-like en-suite bathroom\* \*Secure underground parking\*. Situated just steps away from top-rated restaurants, trendy cafes, shopping, and public transportation, this condo offers the ultimate convenience. Enjoy easy access to the city center, parks, and cultural attractions, making it the perfect place to call home. Don't miss this rare opportunity to live in a prime location with all the amenities you could wish for. Call/Text to schedule your private viewing today before you miss out!