

**403, 1408 17 Street SE**  
**Calgary, Alberta**

**MLS # A2165338**



**\$399,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C2 d127
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this stunning, fully renovated two-bedroom, two-bathroom top-floor condo located in one of Calgary's trendiest neighborhoods! This bright and spacious unit features a south-facing balcony, flooding the space with natural light throughout the day. The main living area boasts soaring vaulted ceilings, giving the home an open and airy feel. At the same time, the beautiful gas fireplace adds a cozy touch, perfect for those cooler evenings. The condo has been thoughtfully renovated with modern finishes, seamlessly blending style and comfort. The two generously sized bedrooms provide ample space, with the primary bedroom offering a private ensuite bath for added convenience. In addition to its sleek interior, this condo's location is unbeatable. Situated in a highly walkable neighborhood of Inglewood, you'll have easy access to boutique shops, popular restaurants, charming coffee spots, and the vibrant brewery district. Plus, downtown Calgary is just a short walk away, making it ideal for those who enjoy urban living without sacrificing neighborhood charm. This is more than just a home—it's a lifestyle. Don't miss the chance to make this beautifully updated condo your own!