

206, 1408 17 Street SE
Calgary, Alberta

MLS # A2178687



\$387,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Inglewood | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 838 sq.ft. | Age: | 2003 (21 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------------------|-------------------|--------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 514 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar | | |

Inclusions: window coverings

Nestled on the edge of the Bow River in Inglewood, this inviting 2-bedroom, 2-bathroom home in Pearce Gardens combines comfort and convenience. The well-appointed kitchen includes a full appliance package, and the living room features a cozy corner fireplace, ideal for relaxing or entertaining. The master suite offers a walk-in closet and 4-piece ensuite, while the second bedroom provides flexibility for guests or a home office. Additional highlights include in-suite laundry, heated underground parking, a secure storage locker, and access to a party room and gym—all included in the monthly fees. Just minutes from downtown yet removed from the bustle, this home is perfect for professionals seeking a vibrant lifestyle. Don't miss this opportunity in sought-after Inglewood!