



# 1408 17 Street Calgary Alberta

\$399,990

Welcome to Pearce Gardens in the great neighbourhood of Inglewood. 2 Bedrooms, 2 Ensuite Bathrooms, Titled heated & secured Underground Parking with assigned Storage unit. This Tall ceiling, well lit unit opens up to the Kitchen that includes an Eating bar spanning out to Dining area & Living room with Gas fireplace. Both bedrooms are privately located on either side of the spacious unit & both have walkthrough closets connecting to their own 4pc ensuite bathroom. In-suite stacked laundry. Balcony with natural gas bbq line. Building amenities include gym and party room. This perfect location connects to the Bow River pathways, Pearce Estates Park & is a short distance to the vibrancy of the 9 Ave shops, restaurants, live music venues & many more services. (id:6769)

Living room 12.00 Ft x 11.92 Ft  
Kitchen 9.67 Ft x 9.17 Ft  
Dining room 7.25 Ft x 6.92 Ft  
Bedroom 11.83 Ft x 11.00 Ft  
Other 8.50 Ft x 5.25 Ft  
4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 11.67 Ft x 9.33 Ft  
4pc Bathroom 7.92 Ft x 4.83 Ft  
Other 4.67 Ft x 4.92 Ft  
Laundry room 3.17 Ft x 3.00 Ft  
Other 11.58 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<http://bescott.ca/>



See

**Mirror**

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