



## 1414 17 Street Calgary Alberta

\$320,000

Here's your chance to own this wonderful 1-bedroom condo in the highly desirable and well-managed PEARCE GARDENS in Inglewood! This unit features a large primary bedroom with spacious den with built-in desk. As you step into this second-floor condo, you'll love the 9-FOOT CEILINGS, FRESH PAINT, and NEWER FLOORING that leads to the NW-facing balcony, making it perfect for anyone—from young professionals to downsizers. This unit boasts heated tiled underground parking stall with convenient spacious storage. The smart layout maximizes every inch, with a bright kitchen, dining area, cozy living room, KING-SIZED primary bedroom with a walk-through closet, ensuite access to a 4pc bathroom, in-suite laundry (with a BRAND NEW laundry set). A dream for investors, this low-maintenance unit scores a perfect 10 with tenants. Pearce Gardens offers top-tier amenities like a fitness facility, party room with kitchen, and outdoor patio space. With a secure entry system and well-kept surroundings, you'll love calling this home. Inglewood is one of Calgary's most vibrant inner-city communities, with over 240 businesses including shops, restaurants, live music venues, craft breweries, and more. You're also close to events like JazzYYC, Sunfest, and the Inglewood Night Market. Even with all this excitement, Pearce Gardens is tucked away in a peaceful, private part of the neighborhood, just steps from Pearce Estate Park. Enjoy the park's wetlands, playgrounds, picnic spots, and scenic riverside trails. This unit offers the best of both worlds—urban living with a tranquil twist. Don't miss out—book your private showing today! (id:6769)

Kitchen 12.75 Ft x 9.08 Ft

Dining room 12.75 Ft x 7.83 Ft

Living room 12.75 Ft x 11.92 Ft

Den 5.75 Ft x 12.58 Ft

Primary Bedroom 11.00 Ft x 11.50 Ft

4pc Bathroom 10.83 Ft x 5.92 Ft

Listing Presented By:



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773 Glenmore rd., Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net