



1408 17 Street Calgary Alberta

\$325,000

OPEN-HOUSE Saturday March 14th, from 2 to 4pm at 1408, 17th Street SE (Unit 109, main floor in the PEARCE GARDENS). Welcome to the best of INNER-CITY LIVING in the vibrant community of INGLEWOOD. If LIFESTYLE and CONVENIENCE living are high on your list, look no further. This TOTALLY RENOVATED one-bedroom, plus a DEN condo offers just under 700 SQ.FT. of beautifully refreshed living space and feels almost "NEXT TO NEW." From the moment you step inside, you will appreciate the bright, open layout, tasteful modern finishes, and abundant NATURAL LIGHT that create a warm yet refined atmosphere. Located on the MAIN FLOOR, this home offers the rare advantage of TWO ENTRANCES, including DIRECT ACCESS TO THE OUTSIDE, providing exceptional convenience for guests, quick outings, and everyday living. The thoughtfully designed kitchen features generous counter space and flows seamlessly into the living and dining areas, creating an elegant yet comfortable setting for both relaxing evenings and entertaining friends. The spacious and private BEDROOM offers a peaceful retreat with ample closet space and easy access to the bathroom. Additional highlights include TITLED UNDERGROUND PARKING and a PRIVATE STORAGE LOCKER conveniently located right in front of the parking stall. Facilities include a SOCIAL, PARTY ROOM with a KITCHEN perfect for gatherings, a WELL-EQUIPPED FITNESS ROOM so you can SAVE ON GYM MEMBERSHIP FEES. Best yet, we are PET FRIENDLY, making it ideal for animal lovers. Imagine finishing work, grabbing your bike, heading straight to the nearby BOW RIVER PATHWAYS for a scenic ride along the river or taking your furry friends for a walk. Living in INGLEWOOD means being surrounded by character, culture, and some of Calgary's best local cafes, restaurants, boutiques, and LIVE MUSIC venues along 9TH AVENUE, all just steps from your door, while DOWNTOWN is only mi...

4pc Bathroom 11.00 Ft x 5.92 Ft
 Bedroom 10.92 Ft x 11.42 Ft
 Kitchen 12.58 Ft x 10.33 Ft

Living room 12.58 Ft x 18.58 Ft
 Other 13.83 Ft x 7.08 Ft
 Other 8.25 Ft x 4.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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