



# 1414 17 Street Calgary Alberta

\$364,900

Welcome to Calgary's most Vibrant inner-city communities of Inglewood with the convenience of the lock-and-leave lifestyle in this move-in-ready, open-concept Ground-floor unit in the desirable and pet-friendly Pearce Gardens complex. This 2-bedroom, 2-bath unit is naturally bright, with a lot of windows that make it feel even more spacious and an open-style floor plan. From the moment you step in, you'll appreciate the peace of mind that comes with having your own private porch at the front. The newer LVP flooring creates an inviting flow throughout most of the space. The layout is perfect for entertaining, featuring a functional kitchen with stainless steel appliances, ample counter space, a pantry, and a breakfast bar. The kitchen overlooks a spacious living room with a CORNER GAS FIRE-PLACE and a charming dining nook. A door open to a tranquil PATIO which is an ideal spot for BBQs, already a gas line for the BBQ and al fresco dining. The primary bedroom is generously sized, complete with a makeup table featuring a walk-through closet, and a 4-piece ensuite. The second bedroom is also spacious, with a walk-through closet and a Jack-n-Jill access door to the 4-piece bath, as well as a convenient in-suite laundry area. This unit includes a titled underground OVERSIZE parking stall and a private storage locker. Residents enjoy access to a well-equipped gym and a communal amenity/social room with an outdoor patio, perfect for larger gatherings (building 1408). Don't miss this out and book your private showing today! (id:6769)

Kitchen 8.08 Ft x 17.25 Ft  
 Living room 19.08 Ft x 14.58 Ft  
 Dining room 7.00 Ft x 7.67 Ft  
 Primary Bedroom 11.25 Ft x 11.83 Ft

Bedroom 11.75 Ft x 9.67 Ft  
 4pc Bathroom 5.00 Ft x 7.67 Ft  
 4pc Bathroom 8.00 Ft x 8.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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