



2318 17 Street Calgary Alberta

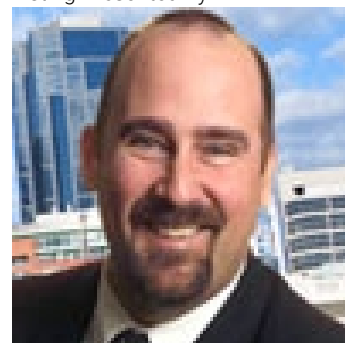
\$580,000

LOCATION, LOCATION, LOCATION!!! This rare 4 BEDROOM TOWNHOME in Inglewood Corners is a true standout, offering a DOUBLE ATTACHED GARAGE and BACKING DIRECTLY ONTO A PEACEFUL GREEN SPACE with walking paths that connect to a protected wildlife reserve and the Inglewood Bird Sanctuary. With no risk of future development behind you, the setting is PRIVATE, QUIET, and SERENE--yet you're still just steps from the Bow River and only minutes from downtown, shops, dining, and everything you need. Inside, the main floor is both functional and inviting, featuring BAMBOO HARDWOOD FLOORS, excellent storage and closet space, and a comfortable living area that opens onto a PRIVATE DECK OVERLOOKING THE GREEN SPACE. Upstairs, you'll find three LARGE BEDROOMS, including a spacious primary with a WALK-IN CLOSET and 4-piece ensuite, plus an additional 4-piece bathroom. A SEPARATE OFFICE/DEN provides valuable flexibility for remote work or study, making this upper level as practical as it is spacious. The PARTIALLY FINISHED BASEMENT adds even more potential, already hosting a fourth bedroom while leaving the rest of the space ready for your personal touch--whether that's a gym, media room, or play area. Families will also appreciate that this property is part of the highly regarded school catchments for COLONEL WALKER SCHOOL (K-6), ELBOYA SCHOOL (7-9), and WESTERN CANADA HIGH SCHOOL (10-12), all offering excellent programs and reputations. In addition to the quiet green spaces at your doorstep, you're close to COMMUNITY AMENITIES like tennis courts, an outdoor rink, and the Inglewood Aquatic Centre. The walking and bike paths behind the home connect seamlessly to Calgary's extensive pathway system, leading you along the Bow River, into Pearce Estate Park, through the Inglewood Bird Sanctuary, and directly toward downtown. Add in the local shops, restaurants, and the vibrant cultural scene ...

Bedroom 6.50 Ft x 15.25 Ft
Other 4.00 Ft x 5.25 Ft
Living room 12.17 Ft x 18.08 Ft
Dining room 9.25 Ft x 11.75 Ft
Kitchen 8.25 Ft x 10.00 Ft
2pc Bathroom 5.83 Ft x 7.58 Ft
Furnace 4.58 Ft x 5.83 Ft

Primary Bedroom 10.00 Ft x 11.25 Ft
4pc Bathroom 5.00 Ft x 8.50 Ft
Bedroom 8.42 Ft x 10.42 Ft
Bedroom 9.17 Ft x 13.50 Ft
Den 6.67 Ft x 9.17 Ft
4pc Bathroom 5.00 Ft x 9.17 Ft

Listing Presented By:



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