



2318 17 Street Calgary Alberta

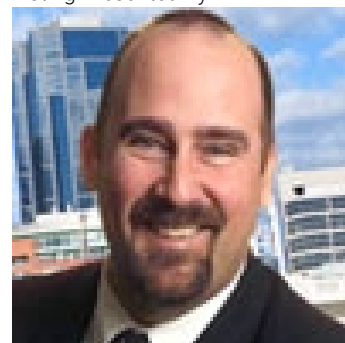
\$569,900

LOCATION, LOCATION, LOCATION! Backing directly onto Calgary's extensive pathway system, a protected environmental reserve, and the renowned Inglewood Bird Sanctuary, this beautifully RENOVATED 4 BEDROOM TOWNHOME with a DOUBLE ATTACHED GARAGE offers an incredibly rare opportunity to own in one of Calgary's most desirable inner-city communities. With no future development behind you, enjoy the privacy, tranquility, and stunning natural surroundings while being just minutes from downtown. Freshly updated throughout, this MOVE-IN READY home features BRAND NEW luxury vinyl plank flooring with a premium 1/2" sound-absorbing underlay, elegant Italian porcelain tile in both upstairs bathrooms, new bathroom fixtures throughout, and a new kitchen faucet, creating a clean, modern feel from top to bottom. The functional main floor offers SPACIOUS LIVING AND DINING AREAS with excellent storage and direct access to your private deck overlooking the environmental reserve and pathways. Whether you're enjoying your morning coffee, watching wildlife, or heading out for a walk or bike ride along the Bow River, this location truly brings nature to your doorstep. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a walk-in closet and private 4-piece ensuite. An additional full bathroom and a separate office or flex space provide the perfect setup for families, professionals working from home, or students. The partially finished basement already includes a fourth bedroom while offering endless possibilities to customize the remaining space into a recreation room, home gym, media room, or additional living area. Living in Inglewood means enjoying ONE OF CALGARY'S MOST WALKABLE AND VIBRANT COMMUNITIES. Just steps from your door are the Inglewood Bird Sanctuary, extensive river pathways, tennis courts, outdoor skating rink, community garden, commu...

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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RE/MAX Realty Professionals

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