

208, 1408 17 Street SE  
Calgary, Alberta

MLS # A2262991

**\$365,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Inglewood                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 831 sq.ft.                         | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                    |                   |           |
|--------------------|------------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard                                                                          | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Laminate                                                                   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                                                                                  | <b>Condo Fee:</b> | \$ 524    |
| <b>Basement:</b>   | -                                                                                  | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                    | <b>Zoning:</b>    | M-C2 d127 |
| <b>Foundation:</b> | -                                                                                  | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Walk-In Closet(s) |                   |           |

**Inclusions:** n/a

Welcome to Pearce Gardens in the great neighbourhood of Inglewood. 2 Bedrooms, 2 Ensuite Bathrooms, Titled heated & secured Underground Parking with assigned Storage unit. This Tall ceiling, well lit unit opens up to the Kitchen that includes an Eating bar spanning out to Dining area & Living room with Gas fireplace. Both bedrooms are privately located on either side of the spacious unit & both have walkthrough closets connecting to their own 4pc ensuite bathroom. New Carpet in both bedrooms since pictures have been taken. In-suite stacked laundry. Balcony with natural gas bbq line. Building amenities include gym and party room. This perfect location connects to the Bow River pathways, Pearce Estates Park & is a short distance to the vibrancy of the 9 Ave shops, restaurants, live music venues & many more services. Home is vacant & ready for immediate possession.