

# \$360,000 - 303, 1408 17 Street Se, Calgary

MLS® #A2242433

**\$360,000**

2 Bedroom, 2.00 Bathroom, 841 sqft

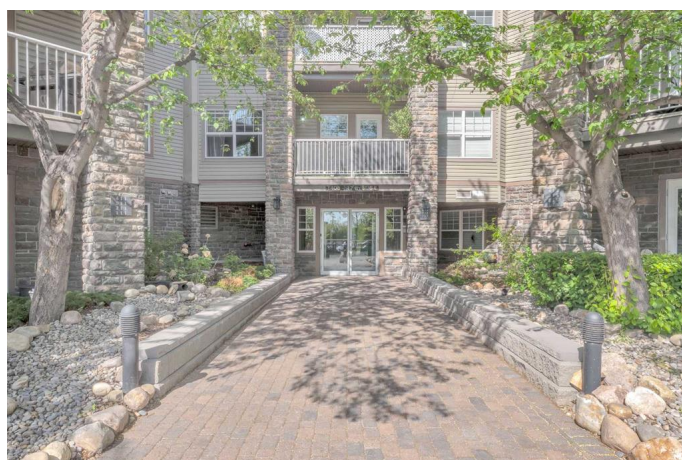
Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Discover this beautifully designed 2-bedroom, 2 bathroom unit in the highly desirable Pearce Gardens, located in the vibrant community of Inglewood. This unit offers an exceptional living experience with an array of fantastic features. Step inside this well-lit unit that opens to a modern kitchen, complete with an eating bar which flows into the living room. This unit features two spacious bedrooms, and the primary includes a walk-in closet and a four piece ensuite. You will also appreciate the convenience of in-suite stacked laundry. Step out onto your private balcony, equipped with a natural gas BBQ line, perfect for outdoor entertaining. Building amenities further enhance your lifestyle with access to a gym and a party room. This unit comes with a titled, heated, and secured underground parking space and an assigned storage unit, adding to your convenience. The location is fantastic, offering direct access to the Bow River pathways and Pearce Estates Park. You're also just a short distance from the vibrant energy of 9th Avenue's shops, diverse restaurants, lively music venues, and numerous other services that make Inglewood so special. This home is vacant and ready for immediate possession, making your move-in seamless. Don't miss the opportunity to make this exceptional unit your new home!

Built in 2003

## Essential Information



MLS® #	A2242433
Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	303, 1408 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G5S8

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Snow Removal, Trash, Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Heated Garage

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Vinyl Siding

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	50
Zoning	M-C2 d127

**Listing Details**

Listing Office	2% Realty
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