

**208, 1408 17 Street SE
Calgary, Alberta**

MLS # A2235444



\$369,999

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d127
Foundation:	-	Utilities:	-
Features:	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.