# \$299,900 - 418, 1408 17 Street Se, Calgary

MLS® #A2235960

## \$299,900

1 Bedroom, 1.00 Bathroom, 695 sqft Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Welcome to this beautifully rebuilt top-floor condo in the sought-after community of Inglewood, offering a unique opportunity to own one of only four units completely reconstructed from the studs after a 2018 fire. Freshly painted and move-in ready, this one-bedroom, one-bathroom home feels almost like new and combines modern finishes with an unbeatable location. Perched on the top floor with no upstairs neighbours (& only one side neighbor), this unit enjoys peace, privacy, and unobstructed views of Pearce Estate Park from the private balcony. Inside, vaulted ceilings and a cozy corner gas fireplace create a bright and welcoming atmosphere, while the open kitchen features upgraded stainless steel appliances, a built-in microwave, ceran-top stove, and plenty of counter space. There's even a dedicated office nook for working or studying from home, and the spacious bedroom offers double walk-through closets that connect directly to the full bathroom. Additional conveniences include in-suite laundry with a stacking washer and dryer, titled underground parking, and a private storage locker. Outdoor enthusiasts and urban professionals alike will love the lifestyle this home offers, nestled right off Calgary's extensive pathway system, making it easy to walk or bike downtown, and just a short stroll to 9th Avenue in Inglewood with its vibrant shops, cafés, and restaurants. Quick access to Deerfoot Trail ensures effortless commuting in any direction.







Residents of Pearce Gardens also enjoy excellent building amenities, including a fitness centre and a party room with outdoor patio, perfect for larger gatherings. Steps from Pearce Estate Park, the Calgary Zoo, St. Patrick's Island, and everything that Inglewood has to offer with endless shops, restaurants, eclectic artisan stores and more! This exceptional top-floor condo offers a rare blend of modern living, natural beauty, and urban convenience in one of Calgary's most dynamic and connected communities. Don't miss your chance to make it yours!

#### Built in 2003

#### **Essential Information**

MLS® # A2235960 Price \$299,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 695

Acres 0.00

Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 418, 1408 17 Street Se

Subdivision Inglewood
City Calgary

County Calgary
Province Alberta

Postal Code T2G 5S8

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow

Removal, Storage, Trash, Visitor Parking, Party Room

Parking Spaces

Parking Parkade, Stall, Titled, Underground, Secured

## Interior

Interior Features Breakfast Bar, Vaulted Ceiling(s), Walk-In Closet(s), Recreation

**Facilities** 

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Mantle

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Stone, Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed July 9th, 2025 Zoning M-C2 d127

## **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.