

**214, 1414 17 Street SE**  
**Calgary, Alberta**
**MLS # A2238003**

**\$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>	839 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	See Remarks, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 532
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d127
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Track Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

This well taken care of 2-bedroom, 2-bath condo offers just under 840 sqft of stylish, low-maintenance living. With an open-concept layout, the space feels modern, bright and comfortable. The open-concept kitchen flows seamlessly into the living and dining area, leading to a private balcony that backs onto mature trees, that gives you your own peaceful retreat in the city. The bedrooms are located on opposite sides of the living room, making it ideal for privacy for room-mates, kids or guests. Located on the quiet second floor, the unit includes a titled underground parking stall and a separate storage locker. The pet-friendly building (with board approval) also offers a gym and a party room for getting together with neighbours or hosting special gatherings. Set in one of Calgary's most iconic neighbourhoods, you're steps from Pearce Estate Park, the Inglewood Bird Sanctuary, and the Bow River Pathway. And just a short stroll, bike ride, or quick drive brings you to Inglewood and Ramsay's vibrant mix of shops, restaurants, microbreweries, the aquatic centre, and the Calgary Zoo. Whether you're a first-time buyer, down-sizer, or investor, this is your opportunity to own in the heart of Inglewood.