

# \$380,000 - 301, 1414 17 Street Se, Calgary

MLS® #A2258170

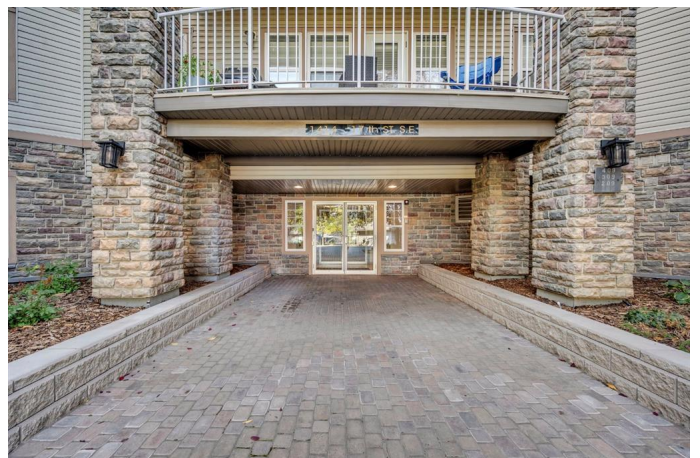
**\$380,000**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Beautiful, very well maintained, pristine condition 2 bed, 2 bath Corner unit condo located in historic Inglewood, steps from Pearce Estate Park, a picturesque wetland park featuring a fish hatchery, playground, picnic sites, custom-designed kayak course right on the river, plus miles of riverside walking and biking trails. This spacious 919 sq. ft unit is located in desirable Pearce Gardens. The perfect location to enjoy nature in an urban setting. As you enter this 3rd-floor unit, you will appreciate the open and bright floor plan, including 9-foot ceilings, large windows, and functional floor plan. Open living areas including a functional kitchen equipped with stainless steel appliances, a brand new dishwasher with 2 years warranty, a breakfast bar overlooking a dining area and a spacious living room provides access to the private balcony, perfect for all your grilling endeavors. The large primary bedroom includes a walk-through closet plus a 4 piece ensuite with a standing shower. The second bedroom with ample storage space shares the main 4-piece bath. In-suite laundry and storage area conveniently located in the hallway by the bedrooms. Pearce Gardens offers top-tier amenities including a fitness facility, party room with kitchen, and outdoor patio space. Additionally, this unit comes with one oversized titled parking stall and storage in the underground parkade with a secure entry system and well-kept surroundings, you'll love calling this home. This well maintained



unit offers an amazing lifestyle with easy access to shops and services of vibrant Inglewood, plus a quick commute to the core. Call today for more information!

Built in 2003

**Essential Information**

MLS® #	A2258170
Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	301, 1414 17 Street Se
Community	Inglewood
Condo	Pearce Gardens
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S6

**Amenities**

Amenities	Fitness Center, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

**Interior**

Interior Features	Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	September 17th, 2025
Days on Market	25
Zoning	M-C2 d127

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.