

\$299,900 - 311, 1408 17 Street Se, Calgary

MLS® #A2263998

\$299,900

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

Inglewood, Calgary, Alberta

Welcome to Pearce Gardens and this beautifully renovated south facing one bedroom plus den condo in the trendy community of Inglewood. This home was completed renovated three years ago and has been immaculately maintained since. As you enter the unit you are greeted by a spacious entrance with 9' ceilings, a conveniently located den and a wall of cabinetry for plenty of extra storage. The new custom kitchen features ceiling height sleek white shaker cabinetry, quartz countertops, stainless steel appliances and beautiful bronze hardware and faucet. The ample size dining area flows into the spacious sunny large living room which offers a gas burning fireplace and a door to access the south facing patio with bbq gas hookup. The spacious bright bedroom offers new carpet, a large window, and a walk through closet with custom closet organization on both sides to maximize your storage. The bathroom has been completed renovated with new tub, shower tile, floor tile, toilet, custom cabinetry, faucets and lighting. The unit is complete with in-suite laundry with a full size stacked washer and dryer. Renovations to this unit include vinyl plank flooring throughout, new doors, new baseboard, new lighting and all painted in a fresh crisp white. This unit includes one titled parking space in the underground heated parkade and a secure storage locker. The complex is professionally managed and includes access to a fitness centre and a large party room with a prep



kitchen and outdoor patio and garden area. Enjoy inner-city living surrounded by mature trees, minutes walk to the river pathways offering easy access to downtown, walkability to trendy Inglewood's shops, restaurants, venues, breweries and more. Living in Inglewood offers great access to all major transportation routes, Inglewood bird sanctuary and river pathways.

Built in 2003

Essential Information

MLS® #	A2263998
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	311, 1408 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S8

Amenities

Amenities	Bicycle Storage, Elevator(s), Visitor Parking, Fitness Center, Party Room
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 11th, 2025
Days on Market	5
Zoning	M-C2 d127

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.