

# \$285,000 - 306, 1414 17 Street Se, Calgary

MLS® #A2224518

## \$285,000

1 Bedroom, 1.00 Bathroom, 577 sqft

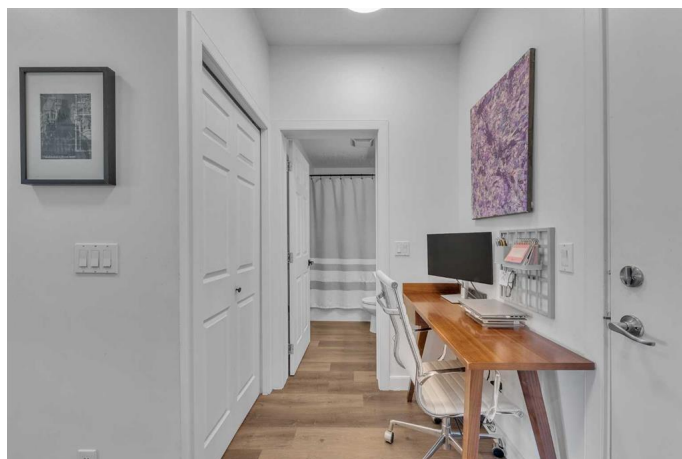
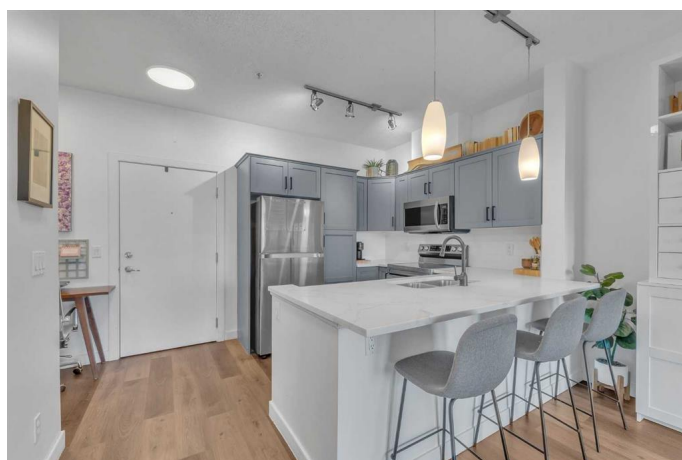
Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Here's your chance to own a fully renovated, south-facing one-bedroom condo on the 3rd floor of Pearce Gardens in vibrant Inglewood—boasting a spacious foyer perfect for a work-from-home desk, 9-foot ceilings, fresh paint, newer flooring and sleek quartz countertops throughout, complemented by stainless steel appliances and a cozy gas fireplace in the living room that flows seamlessly onto a sunny balcony. The king-sized primary suite features a walk-through closet with built-in organizers and direct access to a four-piece ensuite, and you'll appreciate the in-suite laundry, heated titled underground parking and spacious secure storage locker. Pearce Gardens is professionally managed and offers top-tier amenities including a fitness centre, party room with prep kitchen and outdoor patio, all accessed through a secure entry system. Tucked away in a tranquil pocket of Inglewood yet steps from Pearce Estate Park's wetlands and trails—and just minutes from over 240 shops, restaurants, live-music venues, craft breweries and events like SunFest and the Inglewood Night Market—this low-maintenance gem is perfect for young professionals, downsizers or savvy investors. Don't miss out—book your private showing today!

Built in 2003

## Essential Information



MLS® #	A2224518
Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	577
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	306, 1414 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S6

### Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground, Guest

### Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### Exterior

Exterior Features	Balcony
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Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	17
Zoning	M-C2

**Listing Details**

Listing Office	2% Realty
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