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209, 1605 17 Street SE  
Calgary, Alberta

MLS # A2184067



**\$295,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	491 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Masonite, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** none

This modern unit offers the perfect blend of style and convenience, whether you're an investor or a buyer looking for your dream home. Located in the heart of Inglewood, this vibrant community is known for its trendy cafes, eclectic restaurants, boutique shopping, and scenic parks. With downtown Calgary just minutes away and major highways nearby, commuting is a breeze. Close to downtown Calgary and easy access to Deerfoot. Step inside to discover an open-concept layout with high-end finishes throughout, including durable vinyl plank flooring, sleek stone countertops, soft-close cabinetry, and a stainless steel Whirlpool appliance package. The spacious primary bedroom is a true retreat, featuring walk-through closets that lead to a stylish 4-piece ensuite. Additional highlights include in-suite laundry and TITLED outside stall parking. This is a rare opportunity to own in one of Calgary's most desirable areas. Whether you're looking for a home or an investment, this unit is perfect for both. Act fast &ndash; this gem won't last long!