

# \$299,900 - 418, 1408 17 Street Se, Calgary

MLS® #A2235960

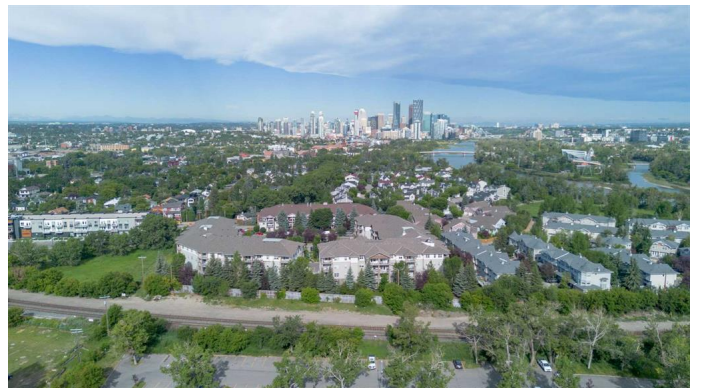
**\$299,900**

1 Bedroom, 1.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Welcome to this beautifully rebuilt top-floor condo in the sought-after community of Inglewood, offering a unique opportunity to own one of only four units completely reconstructed from the studs after a 2018 fire. Freshly painted and move-in ready, this one-bedroom, one-bathroom home feels almost like new and combines modern finishes with an unbeatable location. Perched on the top floor with no upstairs neighbours (& only one side neighbor), this unit enjoys peace, privacy, and unobstructed views of Pearce Estate Park from the private balcony. Inside, vaulted ceilings and a cozy corner gas fireplace create a bright and welcoming atmosphere, while the open kitchen features upgraded stainless steel appliances, a built-in microwave, ceran-top stove, and plenty of counter space. There's even a dedicated office nook for working or studying from home, and the spacious bedroom offers double walk-through closets that connect directly to the full bathroom. Additional conveniences include in-suite laundry with a stacking washer and dryer, titled underground parking, and a private storage locker. Outdoor enthusiasts and urban professionals alike will love the lifestyle this home offers, nestled right off Calgary's extensive pathway system, making it easy to walk or bike downtown, and just a short stroll to 9th Avenue in Inglewood with its vibrant shops, caf  s, and restaurants. Quick access to Deerfoot Trail ensures effortless commuting in any direction.



Residents of Pearce Gardens also enjoy excellent building amenities, including a fitness centre and a party room with outdoor patio, perfect for larger gatherings. Steps from Pearce Estate Park, the Calgary Zoo, St. Patrick’s Island, and everything that Inglewood has to offer with endless shops, restaurants, eclectic artisan stores and more! This exceptional top-floor condo offers a rare blend of modern living, natural beauty, and urban convenience in one of Calgary’s most dynamic and connected communities. Don’t miss your chance to make it yours!

Built in 2003

**Essential Information**

MLS® #	A2235960
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	418, 1408 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S8

**Amenities**

Amenities	Elevator(s), Party Room, Snow Removal, Visitor Parking, Bicycle
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	Storage, Fitness Center, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Stall, Titled, Underground, Parkade, Secured

## Interior

Interior Features	Breakfast Bar, Recreation Facilities, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	July 9th, 2025
Days on Market	12
Zoning	M-C2 d127

## Listing Details

Listing Office	Royal LePage Benchmark
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