

**233, 1605 17 Street SE**  
**Calgary, Alberta**

**MLS # A2215844**



**\$269,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	491 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 244
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to this immaculate, like-new one-bedroom condo located in the vibrant and historic community of Inglewood—one of Calgary’s oldest neighborhoods and arguably one of its coolest. Known for its rich character, eclectic mix of award-winning restaurants, live music venues, craft breweries, and charming local shops, Inglewood offers a unique lifestyle unlike any other. This modern condo features an open-concept layout with 9’ ceilings, Luxury Vinyl Plank (LVP) flooring, and a fresh, bright interior. The gourmet kitchen is equipped with stainless steel appliances, quartz countertops, dual-tone cabinetry, a central island, and enough room for a dining table—perfect for entertaining or casual meals. The spacious primary bedroom includes a large walk-in closet and a private ensuite bathroom, offering both comfort and convenience. Additional highlights include in-suite laundry, an east-facing balcony for morning sunlight, and low condo fees. Step outside and explore the natural beauty of the Bow River pathway, Inglewood Bird Sanctuary, Pearce Estate Park, and the Harvie Passage Lookout—all just moments from your door. You’re also conveniently close to downtown, Deerfoot Trail, and a wide range of shopping and parks. This is urban living at its finest in a community full of culture, nature, and history. Don’t miss your chance to call Inglewood home!