



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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208, 1408 17 Street SE  
Calgary, Alberta

MLS # A2262991



**\$365,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Inglewood                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 831 sq.ft.                         | Age:   | 2003 (22 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                    |            |           |
|-------------|------------------------------------------------------------------------------------|------------|-----------|
| Heating:    | Baseboard                                                                          | Water:     | -         |
| Floors:     | Carpet, Laminate                                                                   | Sewer:     | -         |
| Roof:       | -                                                                                  | Condo Fee: | \$ 524    |
| Basement:   | -                                                                                  | LLD:       | -         |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                    | Zoning:    | M-C2 d127 |
| Foundation: | -                                                                                  | Utilities: | -         |
| Features:   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Walk-In Closet(s) |            |           |

Inclusions: n/a

Welcome to Pearce Gardens in the great neighbourhood of Inglewood. 2 Bedrooms, 2 Ensuite Bathrooms, Titled heated & secured Underground Parking with assigned Storage unit. This Tall ceiling, well lit unit opens up to the Kitchen that includes an Eating bar spanning out to Dining area & Living room with Gas fireplace. Both bedrooms are privately located on either side of the spacious unit & both have walkthrough closets connecting to their own 4pc ensuite bathroom. New Carpet in both bedrooms since pictures have been taken. In-suite stacked laundry. Balcony with natural gas bbq line. Building amenities include gym and party room. This perfect location connects to the Bow River pathways, Pearce Estates Park & is a short distance to the vibrancy of the 9 Ave shops, restaurants, live music venues & many more services. Home is vacant & ready for immediate possession.