303 1414 17 Street SE

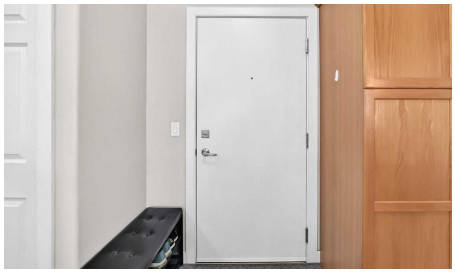
Calgary | Active | MLS® A2327797

$320,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2002**	**841.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

OPEN HOUSE THIS SATURDAY, OCT. 24 FROM 12-2! Welcome to the complete package in the heart of historic Inglewood!

This bright and spacious, north-facing condo offers the ultimate blend of comfort, style, and unbeatable location. Perfectly situated just steps from Pearce Estate Park and the scenic Bow River pathways, this is a thoughtfully designed home.

Step inside to discover a beautiful interior. The open kitchen is a delight, featuring oak cabinetry, the perfect golden triangle and a raised breakfast bar and includes two bar stools. It flows seamlessly into the bright dining area and inviting living room, where large windows, and a patio door flood the space with natural light while showcasing a beautiful view.

Step out onto your private, north-facing covered balcony-complete with a gas BBQ line and the BBQ too-perfect for outdoor relaxation overlooking the courtyard!

The functional layout features two spacious bedrooms positioned for maximum privacy. The primary suite easily accommodates a king-size bed, featuring a well-laid-out walk-through closet and a private 3-piece ensuite. The second bedroom is equally impressive, complete with a custom-built oak Murphy bed wall unit and its own access to a full 4-piece bath. Everyday efficiency is covered with a dedicated in-suite laundry room sporting a full-sized stacked washer and dryer.

Located in a well-managed, pet-friendly complex with reasonable fees, the building offers fantastic amenities including a fully equipped fitness center, two stylish party rooms, visitor parking, and quick access to local transit. Your new home also comes with a titled underground heated parking stall and an exceptionally large, private secure storage room in the parkade-ideal for all your seasonal gear and bikes.

Don't miss this fantastic opportunity to live steps from charming coffee shops, desirable shopping, and the vibrant culture of one of Calgary’s most sought-after communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2327797
Bedrooms	2
Bathrooms	2
Year Built	2002

Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	841.2 sq. ft.
Condo Fee:	$542.31
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2002 (Age: 24)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)

Num Ensuite Baths:	1
Plan:	0311079
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Gated, Heated Garage, Parkade, Secured, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Pearce Gardens
Community:	Inglewood
Amenities:	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	Gas BBQ, 2 Bar Stools, Built-in Desk and Murphy Bed
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Laundry · 3'2" × 3' ·

Main Floor	Walk-In Closet · 4'11" × 4'9" ·
Main Floor	Bedroom · 11'7" × 8'4" ·
Main Floor	Living Room · 12'5" × 12'1" ·
Main Floor	Dining Room · 7'7" × 7' ·
Main Floor	Balcony · 12'3" × 6'2" ·
Main Floor	Bedroom - Primary · 11'1" × 10'6" ·
Main Floor	Walk-In Closet · 7'9" × 5'5" ·
Main Floor	Kitchen With Eating Area · 9'4" × 8'10" ·
Main Floor	Entrance · 4'9" × 2'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Exterior Features:	Balcony, Barbecue
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2 d127
Listed Date:	Jul 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-1414-17-street-se-calgary-a2327797/

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