# 400 1408 17 Street SE

Calgary | Active | MLS® A2351333

**$325,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **2** | **2003** | **846 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Sotheby's International Realty Canada

# A closer look

* 3 MONTHS WAIVED CONDO FEES * A top-floor unit with outstanding downtown views and privacy only an end-unit can offer, this space will quickly become your impressive retreat in Inglewood. This one-bedroom-plus-den layout spanning nearly 850 sq. ft. has been thoughtfully maintained and upgraded, including fresh paint and custom California Closets throughout. The modern kitchen offers maple cabinets, stainless steel appliances, a pantry, and pull-up dining for three. The designated dining space under the vaulted ceiling and sputnik light fixture provides an impressive area for hosting. The living room is anchored by a bold accent wall-a perfect colour pairing with the surround of the cozy gas fireplace. The primary bedroom easily accommodates king-sized furniture and overlooks downtown views. Its large custom walk-in closet leads to a private, four-piece ensuite bathroom. The den is ideal as a home office or guest room, featuring a built-in desk and comfortable daybed. Guests will appreciate the convenience of a powder room off the foyer, where in-suite laundry and an extra storage closet are neatly concealed. The completely private, west-facing balcony is perfectly positioned to watch the Stampede fireworks and admire the Calgary downtown skyline, complete with a BBQ gas line as an extension of your hosting space. The building is pet-friendly, allowing up to two dogs or cats with board approval and a rare lack of size restrictions. This unit comes with a titled, heated underground parking stall featuring a massive, oversized storage locker directly behind it. Building amenities include a fully equipped gym and a party room. Located close to the amenities of Inglewood, you will enjoy quick access to the vast variety of shopping and restaurants on 9th Ave, nearby parks and walking trails, you are steps to the Bow River, minutes to downtown, and within one of the easiest routes to Deerfoot Trail that Inglewood has to offer.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2351333 |
| **Bedrooms** | 1 |
| **Bathrooms** | 2 |
| **Year Built** | 2003 |
| **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-Penthouse |
| **Total Living Area:** | 846 sq. ft. |
| **Condo Fee:** | $542.31 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | Southwest |
| **Unit Exposure:** | West |
| **Floor Location:** | Top |
| **Entry Level:** | 4 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 1 Common Wall, End Unit, No One Above |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 2003 (Age: 23) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0313144 |
| **Heating:** | Baseboard |
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | Yes |

| | |
|---|---|
| **Flooring:** | Laminate, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Parkade, 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, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| **Inclusions:** | phantom screen, tv wall mount |
| **Restrictions:** | Airspace Restriction, Pet Restrictions or Board approval Required, Restrictive Covenant |
| **Pets Allowed:** | Yes |
| **Main Floor** | Bedroom - Primary · 13'2" × 11'11" · |
| **Main Floor** | Dining Room · 17'1" × 13'2" · |
| **Main Floor** | Living Room · 11'2" × 8'6" · |
| **Main Floor** | Kitchen · 9'5" × 8'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |

| | |
|---|---|
| **Interior Features:** | Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| **Exterior Features:** | Balcony, BBQ gas line |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C2 |
| **Listed Date:** | Oct 08, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/400-1408-17-street-se-calgary-a2351333/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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