

**230, 1605 17 Street SE**  
**Calgary, Alberta**

**MLS # A2207386**



**\$299,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	488 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 244
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to 230, 1605 - 17th Street SE, a beautifully designed apartment in the heart of Inglewood. This is more than just a place to live—it's a lifestyle, with parks, shopping, downtown access, and major roadways just moments away. This west-facing, modern apartment built in 2023 is a thoughtfully designed living space, featuring one bedroom and one bathroom. The open-concept layout extends to a spacious patio balcony, where you can take in downtown views. The primary bedroom includes a large walk-through closet leading to the stylish main bathroom, combining both functionality and design. The kitchen boasts dual-tone cabinets, white quartz countertops, and upgraded Whirlpool stainless steel appliances, including an over-the-range microwave, electric range, dishwasher, and French-door fridge. The elegant white hexagon backsplash and luxury vinyl plank flooring throughout add a touch of sophistication, while an upgraded ceiling fan in the bedroom and white roller blinds on large windows enhance comfort and privacy. Live where nature meets urban charm in this prime Inglewood location, just moments from the tranquil beauty of Pearce Estate Park. Pearce Estate Park sits along the Bow River, offering direct access to its renowned fish habitat—perfect for anglers and nature lovers. The Inglewood Bird Sanctuary invites you to explore its lush wetlands, home to a wide range of bird species. For adventure seekers, Harvie Passage provides thrilling whitewater paddling, while scenic riverside trails are perfect for walking, cycling, and picnics with stunning skyline views. Yet, you're never far from the vibrant heart of Inglewood, with its eclectic boutiques, top-tier dining, and rich cultural scene. Just minutes from downtown, this is where peaceful riverside living meets unbeatable urban convenience.