

\$499,900 - 40, 2318 17 Street Se, Calgary

MLS® #A2203779

\$499,900

2 Bedroom, 2.00 Bathroom, 1,373 sqft
Residential on 0.00 Acres

Inglewood, Calgary, Alberta

If you are looking for an inner city oasis, that offers both peace and quiet and easy access to downtown and the vibrant community of Inglewood, look no further. This beautifully renovated townhome located in the Inglewood Corners complex is tucked beside the Inglewood bird sanctuary and is surrounded by plenty of green space while still giving you quick access to downtown, the shops and restaurants of Inglewood and just minutes from Deerfoot for easy north/south commuting. This 2 bed, 2 bath unit has been completely renovated and includes, commercial grade luxury vinyl plank flooring, natural stone backsplash, granite counters throughout whole unit (including bathrooms), designer porcelain bathroom tile, travertine stone fireplace, roll out shelves in the kitchen, custom kitchen cabinetry to the ceiling, custom walnut cabinets in the master bath, stainless steel appliances, mat black hardware, and new light fixtures throughout. The home is heated with in-floor heating, and the entire boiler system was updated in 2022 and provides customizable temperature control in different areas of the home, as well as an on-demand hot water system. Other great features include a huge covered balcony, in-suite laundry (both the washer and dryer were replaced in 2021), a single attached heated garage and more! Enjoy a 5-minute walk to Inglewood bird sanctuary, driving range, Blackfoot farmers market, within 12 mins to downtown core, and grocery stores, coffee shops, schools,



daycare, and bike trails all right around the corner. Don't miss out on this one! Book your private showing today!

Built in 2002

Essential Information

MLS® #	A2203779
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,373
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	40, 2318 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G5R5

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, See Remarks
Appliances	Built-In Electric Range, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	7
Zoning	M-CG

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.