

\$399,000 - 401, 1408 17 Street Se, Calgary

MLS® #A2265376

\$399,000

2 Bedroom, 2.00 Bathroom, 895 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Discover exceptional value and lifestyle in this top-floor corner condo at Pearce Gardens, perfectly situated in the heart of Calgary's vibrant Inglewood community. This immaculate 2-bedroom, 2-bath home offers nearly 900 sq. ft. of stylish, open-concept living with soaring vaulted ceilings, abundant natural light, and sweeping south and west-facing views of the city skyline and surrounding treetops.

The inviting living area features a cozy gas fireplace and access to a private balcony—ideal for relaxing or entertaining while enjoying the sunset. The modern kitchen offers plenty of counter space, a breakfast bar, and a full appliance package. The spacious primary suite includes a walk-in closet and a private 3-piece ensuite, while the second bedroom and full 4-piece bath are perfect for guests, roommates, or a home office.

Additional highlights include in-suite laundry, titled heated underground parking, and a separate storage locker. The well-managed complex offers a fitness centre, party room, secure underground visitor parking, and beautifully landscaped grounds.

Located just steps from the Bow River pathways, Pearce Estate Park, and Inglewood's unique shops, cafes, breweries, and restaurants, this home offers the perfect blend of tranquility and urban convenience. Easy access to downtown, major



roadways, and transit make it ideal for professionals, downsizers, and investors alike. Move-in ready and meticulously maintained”donâ€™t miss your opportunity to own a piece of one of Calgaryâ€™s most sought-after inner-city neighborhood's! Rare opportunity to own the best unit in the best Inglewood location!

Built in 2003

Essential Information

MLS® #	A2265376
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	895
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	401, 1408 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S8

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Underground, Titled

Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 7th, 2025
Days on Market	3
Zoning	M-C2 d127

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.