

# \$459,900 - 302, 1605 17 Street Se, Calgary

MLS® #A2241830

**\$459,900**

2 Bedroom, 2.00 Bathroom, 857 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Welcome to Konekt Top-floor Corner Unit in Inglewood, where modern design meets unparalleled convenience. This exceedingly stylish 2-bedroom unit offers beautiful views and a serene living experience with no upstairs neighbors. Inside, you'll find a neutral color palette, wide plank flooring, and an abundance of natural light creating a bright and inviting atmosphere.

The contemporary kitchen is designed for both beauty and function, featuring two-tone cabinets, stainless steel appliances, quartz countertops, a subway tile backsplash, and a pantry for ample storage. The living room seamlessly extends to a generous wrap-around balcony, perfect for enjoying those expansive views whether you're relaxing indoors or hosting memorable summer barbecues outdoors.

The primary bedroom offers a tranquil retreat with its oversized window showcasing phenomenal views and a large walk-in closet. The master ensuite is a private oasis, providing a luxurious escape. Generously sized second bedroom provides comfortable accommodation for guests or family. The unit includes in-suite laundry, underground parking, and an additional storage unit.

Ideally situated, you're just moments from Inglewood's lively 9th Avenue, offering an array of pubs, award-winning restaurants, cafes, markets, and shops. Enjoy easy walks to the bird sanctuary, the Bow River, East Village, and downtown Calgary. This, top-floor



unit in an exceptional inner-city location is ready for you to move in and enjoy immediately!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241830          |
| Price          | \$459,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 857               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 302, 1605 17 Street Se |
| Subdivision | Inglewood              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 2L7                |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Underground |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks                        |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Radiant                                                                                              |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 33              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings Ltd. |
|----------------|--------------------------|

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