

# \$449,900 - 302, 1605 17 Street Se, Calgary

MLS® #A2254713

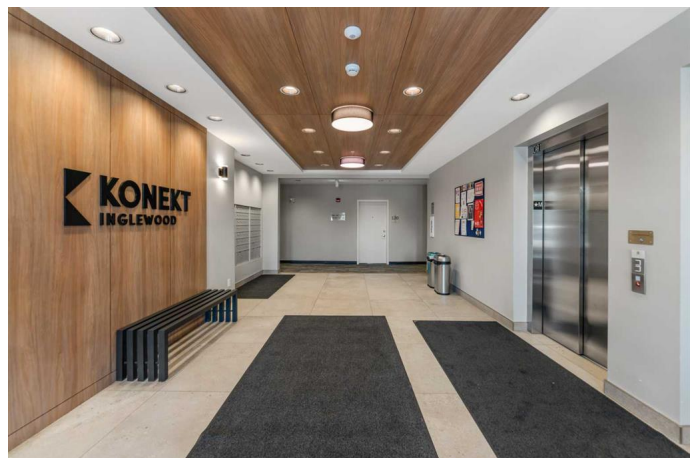
**\$449,900**

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® #         | A2254713          |
| Price          | \$449,900         |
| 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), Snow Removal, Storage, Trash, Visitor Parking        |
| Parking Spaces | 1                                                                 |
| Parking        | Assigned, Garage Door Opener, Heated Garage, Parkade, Underground |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                         |
| Heating           | Radiant                                                                                                                      |
| Cooling           | None                                                                                                                         |
| # of Stories      | 3                                                                                                                            |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 32                  |
| Zoning         | DC (pre 1P2007)     |

**Listing Details**

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

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