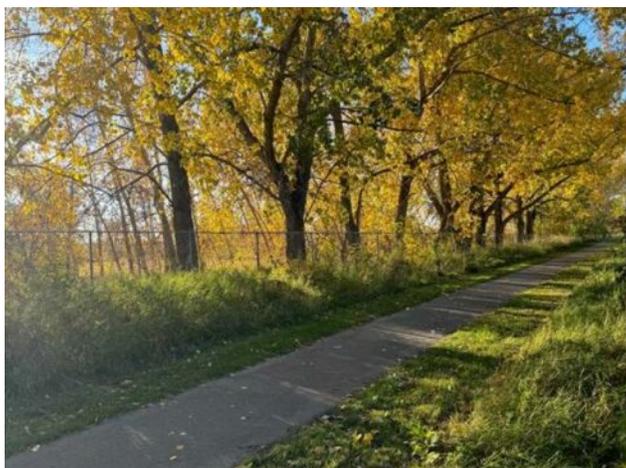


26, 2318 17 Street SE
Calgary, Alberta

MLS # A2167451



\$427,000

Division:	Inglewood		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Conservation, Cul-De-Sac, Environmental Re		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Have you been squawking about RETIREMENT? FLAPPING YOUR WINGS with frustration and dive bombing your REALTOR to find you a NEST? KA-KAW ! My feathered friend--SWOOP IN ON THIS-- reasonably priced BUNGALOW VILLA style condominium with an ATTACHED GARAGE (17'10"x10'3") on the edge of INGLEWOOD'S PIN-DROP-QUIET BIRD SANCTUARY! NO LARK, this 1008 ft², 2 BEDROOM, 2 BATH villa style condo has: GRANITE ISLAND KITCHEN, 'PEARL' WHITE floor-to-ceiling cabinetry, stainless appliances, IN-FLOOR HEAT, HARDWOOD floors, TILE ACCENT WALL/GAS FIREPLACE, separate laundry room (SxS front loading W+D), PRIVATE WEST FACING PATIO (across from the community association and community garden), CALIFORNIA CLOSET cabinets/drawer system inside the garage (\$7000), 2 extra parking stalls on the front driveway for visiting CHICKS. One of the bedrooms with french doors is currently being used as a den. Next door to a small park and tennis courts. One lucky 'EARLY BIRD' will put this feather in their cap before heading down south for the winter -- DON'T BE A CHICKEN AND CALL YOUR REALTOR TODAY!