

# \$610,000 - 59, 2318 17 Street Se, Calgary

MLS® #A2249942

**\$610,000**

4 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

OPEN HOUSE - SAT & SUN 12-3pm | This rare 4 BEDROOM TOWNHOME in Inglewood Corners is a true standout, offering a DOUBLE ATTACHED GARAGE and BACKING DIRECTLY ONTO A PEACEFUL GREEN SPACE with walking paths that connect to a protected wildlife reserve and the Inglewood Bird Sanctuary. With no risk of future development behind you, the setting is PRIVATE, QUIET, and SERENE—you're still just steps from the Bow River and only minutes from downtown, shops, dining, and everything you need.

Inside, the main floor is both functional and inviting, featuring BAMBOO HARDWOOD FLOORS, excellent storage and closet space, and a comfortable living area that opens onto a PRIVATE DECK OVERLOOKING THE GREEN SPACE. Upstairs, you'll find three LARGE BEDROOMS, including a spacious primary with a WALK-IN CLOSET and 4-piece ensuite, plus an additional 4-piece bathroom. A SEPARATE OFFICE/DEN provides valuable flexibility for remote work or study, making this upper level as practical as it is spacious.

The PARTIALLY FINISHED BASEMENT adds even more potential, already hosting a fourth bedroom while leaving the rest of the space ready for your personal touch—whether that's a gym, media room, or play area. Families will also appreciate that this property is part of the highly regarded school catchments for COLONEL WALKER SCHOOL (K-6), ELBOYA SCHOOL (7-9), and



WESTERN CANADA HIGH SCHOOL (10-12), all offering excellent programs and reputations. In addition to the quiet green spaces at your doorstep, youâ€™re close to COMMUNITY AMENITIES like tennis courts, an outdoor rink, and the Inglewood Aquatic Centre. The walking and bike paths behind the home connect seamlessly to Calgaryâ€™s extensive pathway system, leading you along the Bow River, into Pearce Estate Park, through the Inglewood Bird Sanctuary, and directly toward downtown. Add in the local shops, restaurants, and the vibrant cultural scene along 9th Avenue SE, and youâ€™ll see why Inglewood is ONE OF CALGARY'S MOST SOUGHT-AFTER COMMUNITIES.

With its RARE COMBINATION of SIZE, LOCATION, and SCHOOLS, this townhome is truly a special findâ€”offering the best of Inglewood living in a home thatâ€™s ready to welcome its next owners. Contact your favourite REALTORÂ® today to book a showing!

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2249942      |
| Price          | \$610,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,414         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 59, 2318 17 Street Se |
| Subdivision | Inglewood             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 5R5               |

### **Amenities**

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking                                                              |
| Parking Spaces | 4                                                                                                          |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Secured |
| # of Garages   | 2                                                                                                          |

### **Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings               |
| Heating           | Forced Air                                                                                                            |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas, Living Room, Mantle                                                                                              |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                              |

### **Exterior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance                                                                                                                 |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landscaped, No Neighbours Behind, Street Lighting, Treed, Conservation |
| Roof              | Asphalt Shingle                                                                                                                         |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 4                 |
| Zoning         | M-CG d44          |

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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