

\$599,900 - 59, 2318 17 Street Se, Calgary

MLS® #A2257915

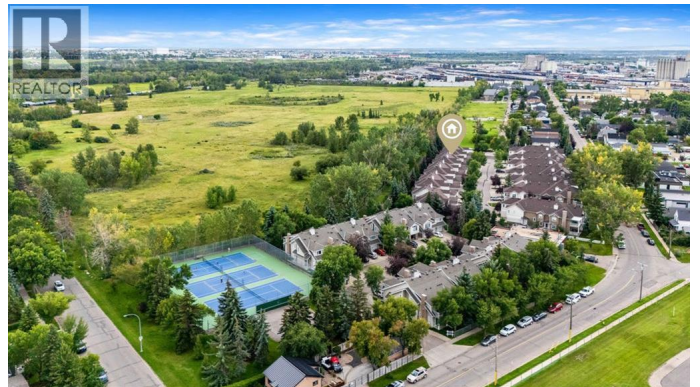
\$599,900

4 Bedroom, 3.00 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Inglewood, Calgary, Alberta

OPEN HOUSE: 1-3pm Sunday October 5th | LOCATION, LOCATION, LOCATION!!! 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 SERENEâ€”yet youâ€™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, youâ€™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 touchâ€”whether thatâ€™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 CAL GARY'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! (id:6289)

Built in 2002

Essential Information

Listing #	A2257915
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	59, 2318 17 Street Se
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Subdivision	Inglewood
City	Calgary
Province	Alberta
Postal Code	T2G5R5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, Treed, PVC window, No neighbours behind, No Smoking Home, Environmental reserve, Parking
Parking Spaces	4
Parking	Attached Garage, Other
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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