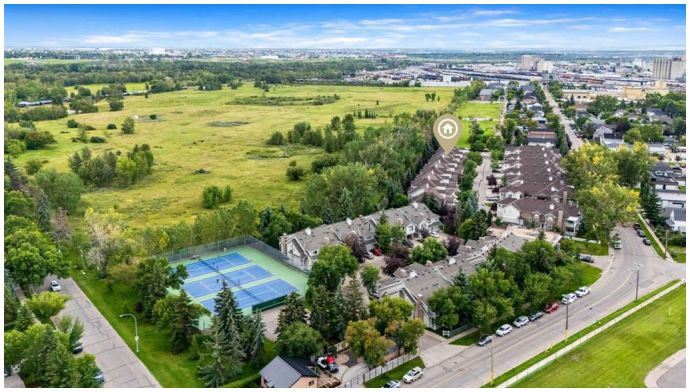
$599,900 - 59, 2318 17 Street Se, Calgary

MLS® #A2257915

$599,900
4 Bedroom, 3.00 Bathroom, 1,414 sqft
Residential on 0.00 Acres

Inglewood, Calgary, Alberta



OPEN HOUSE: 12-3pm Sunday September 21st | 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 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® #	A2257915
Price	$599,900
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	September 17th, 2025
Days on Market	5

Zoning M-CG d44

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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