# \$350,000 - 411, 1540 17 Avenue Sw, Calgary

MLS® #A2264554

# \$350,000

1 Bedroom, 2.00 Bathroom, 968 sqft Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to a rare two-level penthouse in the heart of Sunalta. With one bedroom, two full bathrooms, a versatile den/loft, and over 900 square feet of living space, this unit blends downtown energy with real privacy. Floor-to-ceiling windows and 17-foot vaulted ceilings fill the space with natural light. Two private outdoor spaces, including a huge rooftop patio, offer incredible views and room to breathe.

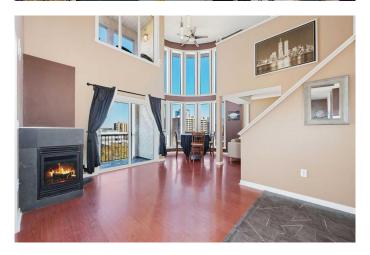
Inside, the kitchen has been completely redesigned with quartz countertops, custom cabinetry, and vinyl flooring. It's stylish, modern, and fully open to the dining and living areas. The main floor also features a spacious bedroom with balcony access, a four-piece bathroom, and a cozy gas fireplace.

Upstairs, the skylit loft adds flexible square footage for a primary suite, studio, or second lounge. It includes a second full bathroom and direct access to the private rooftop patio. It's perfect for entertaining or unwinding above the city.

Additional features include in-suite laundry, titled underground parking, f, and a strong, pet-friendly building. You are just steps from cafés, breweries, parks, bike paths, and transit. This unit is a true inner-city retreat with character, volume, and upgrades that stand out.







Move-in ready. Turn-key. One of a kind.

#### Built in 2000

#### **Essential Information**

MLS® # A2264554 Price \$350,000

Bedrooms 1

Bathrooms 2.00

Full Baths 2

Square Footage 968

Acres 0.00

Year Built 2000

Type Residential Sub-Type Apartment

Style Loft
Status Active

# **Community Information**

Address 411, 1540 17 Avenue Sw

Subdivision Sunalta
City Calgary
County Calgary
Province Alberta
Postal Code T2T 0C8

1 03(a) 0000 121

#### **Amenities**

Amenities Elevator(s), Storage

Parking Spaces 1

Parking Underground

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

Basement None

#### **Exterior**

Exterior Features Balcony

Roof Tar/Gravel

Construction Concrete, Wood Frame

Foundation None

### **Additional Information**

Date Listed October 13th, 2025

Days on Market 19

Zoning C-COR1 f3.0h23

# **Listing Details**

Listing Office Real Broker

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