

# \$375,000 - 411, 1540 17 Avenue Sw, Calgary

MLS® #A2264554

**\$375,000**

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

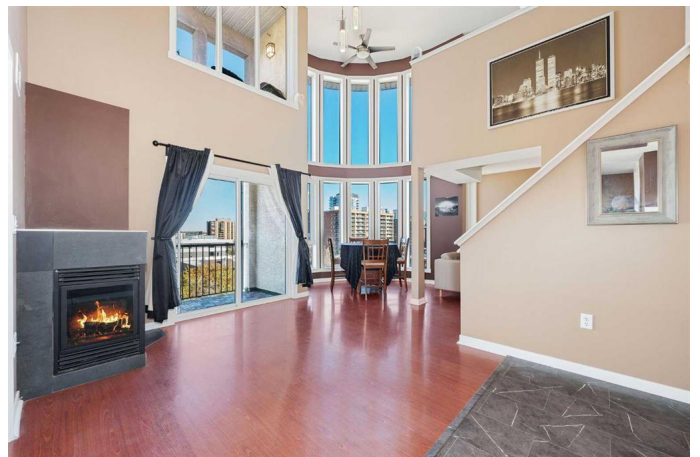
Sunalta, Calgary, Alberta

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 caf s, 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          | \$375,000   |
| 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                |

### 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 | 5                  |
| Zoning         | C-COR1 f3.0h23     |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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