

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

MLS® #A2264554

\$350,000

1 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.00 Acres

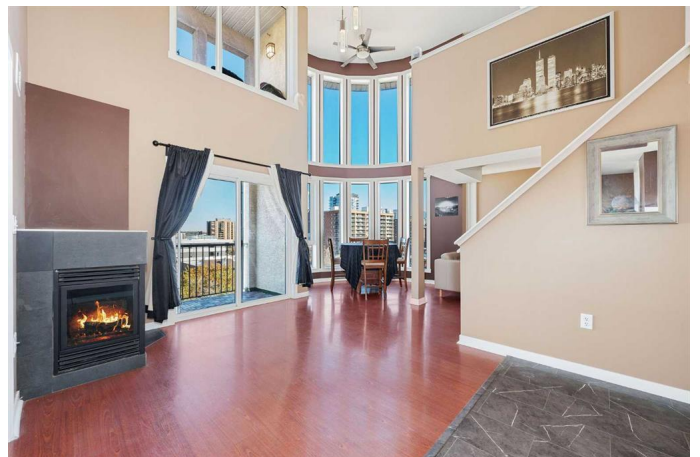
Sunalta, Calgary, Alberta

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 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	\$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

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	20
Zoning	C-COR1 f3.0h23

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.