

# \$424,900 - 403, 1540 17 Avenue Sw, Calgary

MLS® #A2237584

**\$424,900**

1 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Experience luxury, volume, and privacy in this rare top-floor, lofted penthouse in Sunalta. Spanning 1,092 sq ft over two levels, this one-bedroom + loft + den layout features soaring 17-foot vaulted ceilings, skyline views, and two private outdoor spaces—including a massive rooftop patio ideal for entertaining or quiet evenings under the stars.

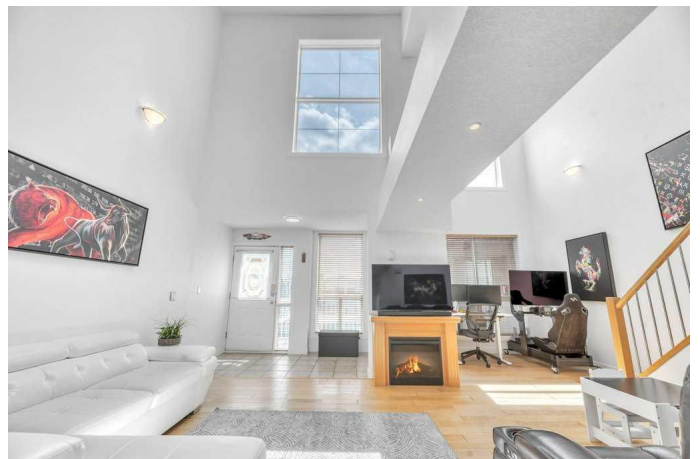
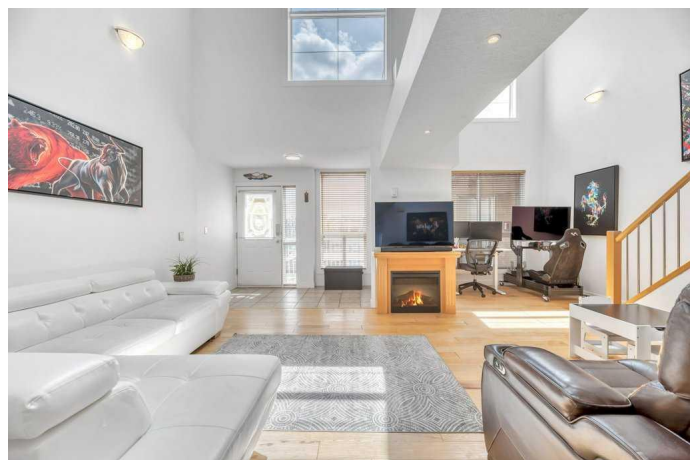
The open-concept kitchen is fully renovated with granite counters, stainless steel appliances, island seating, and custom cabinetry. Enjoy two full bathrooms, a main-level den/flex space, and a dramatic second-floor loft perfect for a second bedroom, creative studio, or media retreat.

Stay comfortable year-round with the newer high-efficiency furnace and central A/C installed in 2023. The unit includes in-suite laundry, smart thermostat, hardwood floors, and a titled underground parking stall.

Located in a quiet, well-managed building with secure access and low condo fees. Walk to Sunalta LRT, 17th Ave restaurants, bike paths, and downtown core in minutes.

This is inner-city living with volume, privacy, and finishings rarely seen under \$500K.

Flexible possession. Move-in ready and ready for your personal touches.



Built in 2000

## Essential Information

MLS® #

A2237584

Price	\$424,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	403, 1540 17 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0C8

### Amenities

Amenities	Secured Parking, Snow Removal
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Skylight(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony, Storage
Lot Description	Views
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 12th, 2025
Days on Market	6
Zoning	C-COR1 f3.0h23

**Listing Details**

Listing Office	RE/MAX First
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