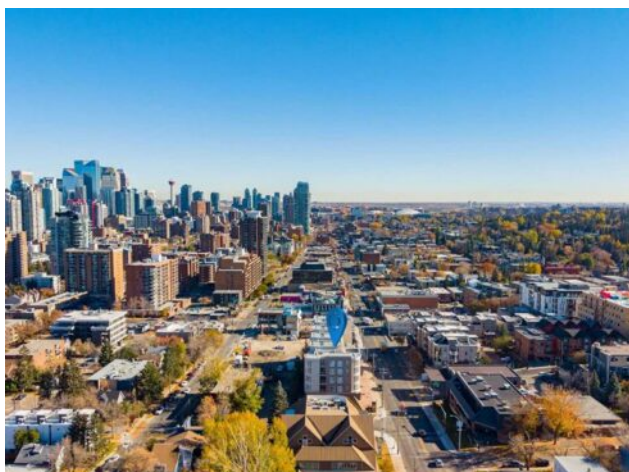


411, 1540 17 Avenue SW
Calgary, Alberta

MLS # A2264554



\$325,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	968 sq.ft.	Age:	2000 (25 yrs old)
Beds:	1	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 646
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	C-COR1 f3.0h23
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: N/a

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.