

**403, 1540 17 Avenue SW  
Calgary, Alberta**

**MLS # A2237584**



**\$399,900**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 646
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	C-COR1 f3.0h23
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage		

**Inclusions:** n/a

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.