



1540 17 Avenue Calgary Alberta

\$424,900

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. (id:6769)

Foyer 9.50 Ft x 5.50 Ft

Living room 17.33 Ft x 13.25 Ft

Other 8.08 Ft x 9.08 Ft

Kitchen 10.83 Ft x 13.25 Ft

Dining room 10.83 Ft x 7.17 Ft

Primary Bedroom 9.67 Ft x 15.17 Ft

4pc Bathroom 9.67 Ft x 4.83 Ft

Loft 21.08 Ft x 11.25 Ft

3pc Bathroom 5.42 Ft x 5.58 Ft

Listing Presented By:



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