



**GRASSROOTS**  
REALTY GROUP

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403, 1540 17 Avenue SW  
Calgary, Alberta

MLS # A2237584



**\$399,900**

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 646
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	C-COR1 f3.0h23
Foundation:	Poured Concrete	Utilities:	-
Features:	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.