



**GRASSROOTS**  
REALTY GROUP

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502, 610 17 Avenue SW  
Calgary, Alberta

MLS # A2244455



**\$349,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	832 sq.ft.	Age:	1979 (46 yrs old)
Beds:	-	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 902
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Storage		
Inclusions:	Murphy Bed, all Closet Systems		

Sleek Uptown Loft in the Heart of 17th Ave SW Live steps from Calgary's best restaurants, bars, cafés, and fitness studios in this bold New York-style loft designed for the urban professional. Featuring soaring 12' ceilings, polished concrete accents, and an open-concept layout with skyline views — this space is perfect for both entertaining and unwinding after work. The modern kitchen boasts stainless steel appliances, concrete countertops, and a designer hood fan. A custom Murphy bed and built-in closet system maximize space, while the spa-inspired 4-piece bath, in-suite laundry, and interior storage room add everyday comfort. Recent updates include remote blinds, newer flooring, and secure underground parking with private storage. Gated entry with a quiet courtyard. Condo fees include A/C, electricity, heat, and water. Step outside into Calgary's most vibrant district — where work, nightlife, and culture converge.