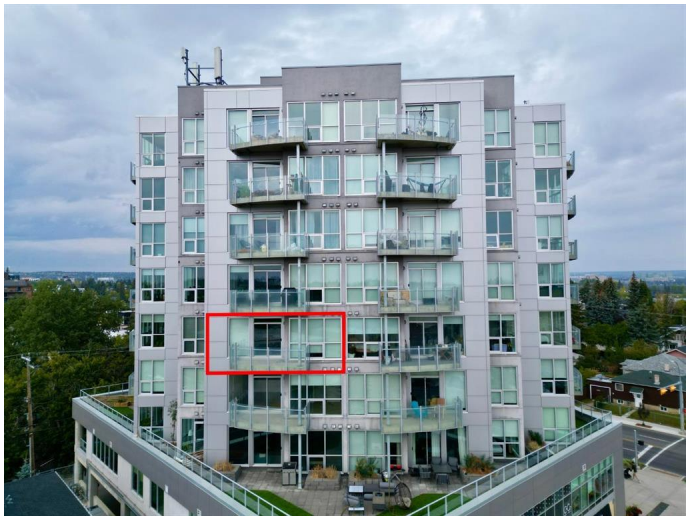
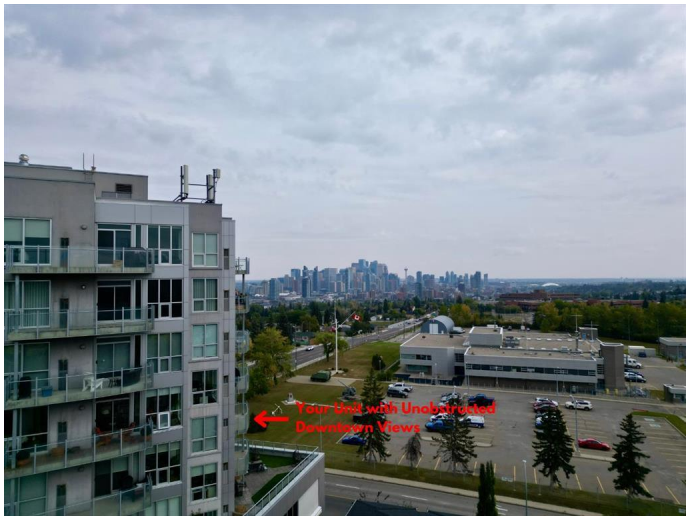
$310,000 - 406, 2505 17 Avenue Sw, Calgary

MLS® #A2257988

$310,000
1 Bedroom, 1.00 Bathroom, 623 sqft
Residential on 0.00 Acres

Richmond, Calgary, Alberta





Step into modern urban living with this oversized one-bedroom unit, where floor-to-ceiling windows and an airy open-concept layout create a bright and inviting atmosphere. The spacious main foyer welcomes you into this thoughtfully designed home, leading seamlessly to the heart of the unitâ€”the sleek and contemporary kitchen. Featuring a gas cooktop, stainless steel appliances, quartz countertops, and custom-fitted cabinetry, this culinary space is as functional as it is stylish. A convenient breakfast bar offers a casual dining option, while an adjacent area provides room for more formal dining. Beyond the kitchen, the living room is a showstopper, bathed in natural light from the expansive windows that frame stunning east-facing views of downtown. Generously sized, this space effortlessly connects to the open floor plan, offering both comfort and versatility. Step outside onto the large private deck, where the city skyline serves as the perfect backdrop for relaxing mornings or entertaining guests. The spacious bedroom, located just off the main living area, continues the theme of light and openness with its own floor-to-ceiling windows and captivating downtown views. Designed for convenience, the elegantly finished bathroom is easily accessible from both the bedroom and the main living space. This premium unit also comes with valuable extras, including a heated underground parking stall, a secure storage unit, and dedicated bike

storageâ€”ideal for urban dwellers seeking both comfort and practicality. Perfectly positioned on vibrant 17th Avenue, this residence offers quick access to the best dining, entertainment, and amenities the city has to offer. With in-unit laundry and a smartly designed layout that maximizes every inch of space, central air conditioning and the availability of fiber optic data - this modern apartment stands out with its premium finishes and unparalleled location. To top it off, buyers have the opportunity to assume a 1.79% MORTGAGE RATE until July 2026. Don't miss out on this exceptional inner-city home!

Built in 2011

Essential Information

MLS® #	A2257988
Price	$310,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	623
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	406, 2505 17 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7V3

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air
Cooling	Central Air
# of Stories	9

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	September 17th, 2025
Zoning	C-COR1

Listing Details

Listing Office	RE/MAX First

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