

\$399,900 - 401, 1110 17 Street Sw, Calgary

MLS® #A2260643

\$399,900

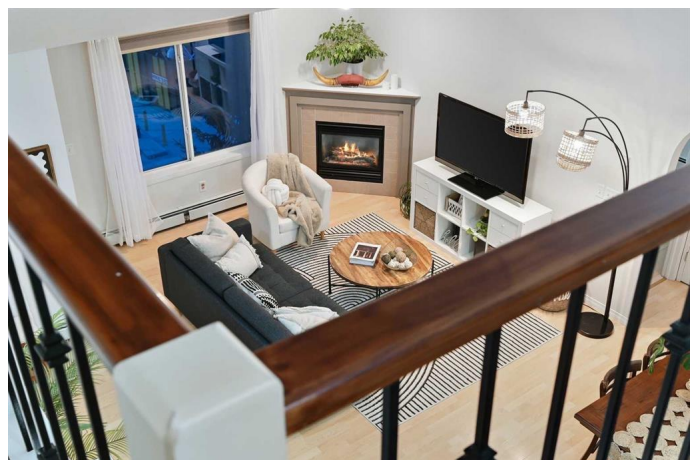
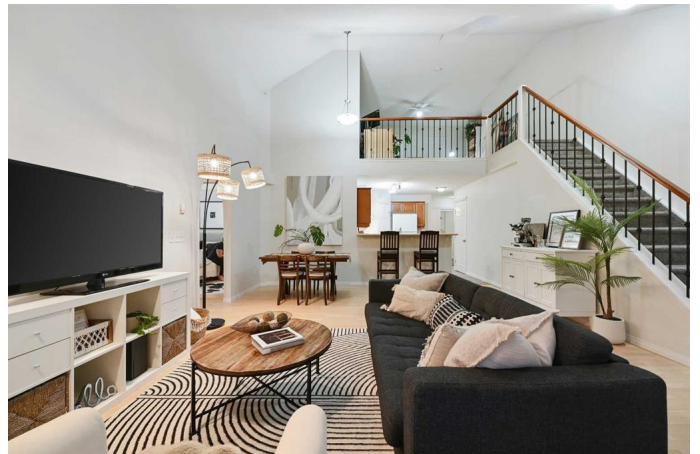
2 Bedroom, 2.00 Bathroom, 1,203 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

**** EXCEPTIONAL PRICE IMPROVEMENT! ****

Welcome to this awesome 1200+ sq ft. 2 BED, 2 BATH + loft apartment in the heart of downtown Calgary! This top-floor end unit is a real gem with big west-facing windows and a beautiful skylight that floods the whole place with natural light. As you step inside, you'll be greeted by a spacious entryway that leads you to the main living area. The open concept living room has soaring ceilings and is perfect for entertaining. There's also a cozy gas fireplace, great for those chilly Calgary nights no matter the season. The open concept kitchen with breakfast bar is fully equipped and overlooks the living room, making it easy to move around the floor plan. On the main floor, you'll find a spacious primary bedroom with a large walk-in closet and a full ensuite bathroom. The large second bedroom has a double closet with plenty of space. A sleek staircase leads you to the upper level where you'll find the sprawling loft. You can use it as an office, extra bedroom, or even an exercise studio - your choices are endless. The unit also has in-suite laundry and assigned underground parking and lots of visitor parking. and guess what? Condo fees include all utilities, which is a huge plus! Sunalta is a charming neighbourhood with lots of green spaces, a community garden, an outdoor skating rink, the Calgary Tennis Club, and the LRT station is just two blocks away. Such a great place that is walkable to restaurants, coffee shops and everything else



that matters.

Built in 2003

Essential Information

MLS® #	A2260643
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	401, 1110 17 Street Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X3

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	September 29th, 2025
Days on Market	50
Zoning	M-C2

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.