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

MLS® #A2257988

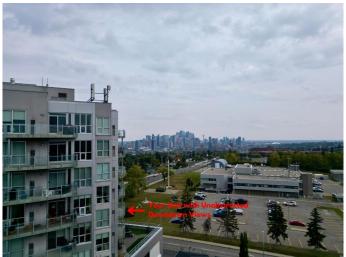
\$310,000

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

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

Days on Market 48

Zoning C-COR1

Listing Details

Listing Office RE/MAX First

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