

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, caf  s, 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.