



THE
A-TEAM

**RE/MAX
FIRST**

610 17 Avenue #402, Calgary T2S 0B4

MLS®#: **A2185395**

Area: **Beltline**

Listing Date: **01/04/25**

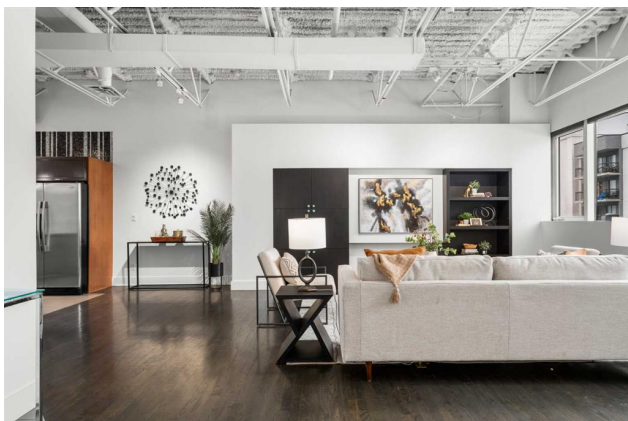
List Price: **\$299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area

Abv Sqft: **989**
Low Sqft:
Ttl Sqft: **989**

DOM

17
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed,Garage Door Opener,Parkade,Secured,Stall,Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Storage**

Construction: **Concrete**
Flooring: **Tile,Wood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Double Vanity,Elevator,High Ceilings,Jetted Tub,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	9`4" x 13`10"	Bedroom - Primary	Main	12`4" x 13`4"
Dining Room	Main	11`5" x 17`4"	Kitchen	Main	12`3" x 12`11"
Laundry	Main	5`1" x 2`8"	Living Room	Main	12`3" x 23`2"
Walk-In Closet	Main	4`11" x 10`11"			

Legal/Tax/Financial

Condo Fee:
\$1,106

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **9511228**

Remarks

Pub Rmks: **Live in the Heart of Vibrancy at The Lofts on 17th. Step into Unit #402, where industrial decadence meets urban convenience. This rarely available, fully renovated one-bedroom condo is more than a home—it's a lifestyle. Situated at the corner of iconic 17th Avenue and 5th Street SW, this unit places you in the most sought-after location in the city. Just a short walk to work downtown, this trendy loft offers unbeatable walkability to all the best restaurants, bars, boutiques, and nightlife, making it perfect for a single professional, artist, or urban couple. Your vibrant social life is just steps from your door. Highlights of this 4th Floor Loft: Spacious Living: Over 990 sq. ft. of bright, open-concept space with soaring 15 ft. ceilings, hardwood and tile floors, and freshly painted white. Enjoy downtown views through a stunning wall of windows. Gourmet Kitchen: Stainless steel appliances, an exotic granite waterfall countertop, counter-to-ceiling glass mosaic tile backsplash, and a center island make this kitchen a chef's dream. Entertainer's Paradise: The living and dining areas offer stylish built-in storage, a contemporary drop-down ceiling, and room to host unforgettable gatherings. Private Bedroom Suite: Features a custom walk-through closet leading to a luxurious 5-piece spa bathroom with a jetted soaker tub, oversized tile-and-glass shower, double vanities, and ample storage. Convenience Galore: In-suite laundry, Hunter Douglas blinds, and heated underground parking with a private storage locker. This concrete building (no post-tension cables!) ensures safety, quiet, and durability. Condo fees include heat, water, electricity, and maintenance—everything you need for a hassle-free lifestyle. Why You'll Love It Here: From sipping morning coffee on the shared front patio to enjoying a night out just steps from your door, this condo checks every box for urban living. Move into this secure, high-end home and experience the energy of 17th Avenue while maintaining the serenity of your private oasis. Priced to sell, cleaned, staged, and ready to impress—come see it for yourself and feel the magic of this incredible space! *Seller has agreed to cover the first 6 months of condo fees after possession***

Inclusions: **Appliances, Window Coverings (as is), Garage Door Opener & Fob**

Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



