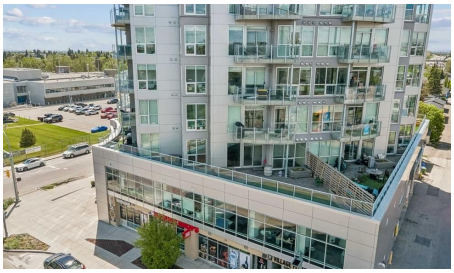
302 2505 17 Avenue SW

Calgary | Active | MLS® A2319071

$324,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2011**	**895.58 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

HUGE price decrease! Discover a rare opportunity to enjoy exceptional indoor-outdoor living in this spacious, fully accessible 2-bedroom condo. Featuring an enormous private patio with built-in garden boxes, this unique home offers the perfect balance of urban convenience and outdoor living. The patio creates an outstanding outdoor retreat rarely found in the inner city. (With potential for direct ramp access) Inside, walls of windows fill every room with natural light and showcase extraordinary views from every angle. The thoughtful layout is ideal for professionals, couples, roommates, or anyone seeking comfortable, barrier-free living in a quiet concrete building. The European-inspired kitchen is designed for both everyday living and entertaining, featuring built-in appliances, quartz countertops, and a large breakfast bar. Hardwood and laminate flooring add warmth and durability throughout the home. The spacious primary living areas are complemented by two bedrooms, two convenient half baths, and a no-threshold roll-in shower room designed for ease of use and accessibility. Automatic door openers and fully wheelchair-accessible features further enhance comfort and independence. Additional highlights include in-suite laundry, titled underground parking with extra passenger-side space for easier access, and a well-maintained building that supports a carefree lifestyle. Enjoy unmatched convenience with a barber shop, liquor store, medical offices, bistro, and restaurant located right downstairs. Whether you're working from home, entertaining guests, gardening on your private patio, or simply taking in the spectacular views, this home offers a lifestyle that is both practical and unique. Rarely does a condo combine this level of accessibility, outdoor space, convenience, and breathtaking views. Book your private showing today and experience everything this exceptional property has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2319071
Bedrooms	2
Bathrooms	3
Year Built	2011
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	895.58 sq. ft.
Main Level Finished Area:	895.58 sq. ft.
Condo Fee:	$770.36
Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	Northwest
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	3
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:1, Half:2)
Num Ensuite Baths:	0
Plan:	1111123
Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)

Ensuite:	No
Flooring:	Hardwood, Laminate
Cooling:	Central Air, Sep. HVAC Units
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Casel
Community:	Richmond
Amenities:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 12'2" × 10'11" ·
Main Floor	Kitchen With Eating Area · 14'10" × 14' ·
Main Floor	Bedroom - Primary · 13'10" × 12'4" ·
Main Floor	Bedroom · 11'7" × 10'6" ·
Main Floor	Foyer · 8'2" × 7'10" ·
Main Floor	Furnace/Utility Room · 5'4" × 3'9" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Balcony, Garden
Patio And Porch Features:	Deck, Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	C-COR1 f4.74h32
Listed Date:	Jul 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-2505-17-avenue-sw-calgary-a2319071/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.