406 2505 17 Avenue SW

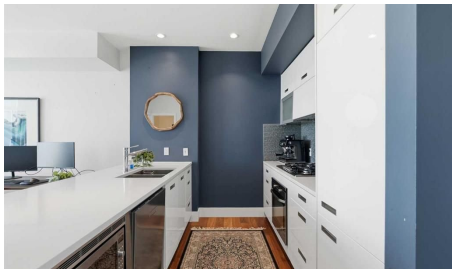
Calgary | Active | MLS® A2317644

$298,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2011**	**642.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this beautifully designed contemporary condo in the sought-after Casel building, offering the perfect blend of style, comfort, and convenience. Whether you're looking for an upscale inner-city home or a turnkey investment property, this Richmond condo is an outstanding choice.

Filled with natural light from expansive floor-to-ceiling windows, the open-concept layout creates a bright and inviting living space. The home also features wide-plank hardwood flooring and quality upgraded finishes including Crate and Barrel curtain panels in the living room.

The kitchen is both stylish and functional, complete with sleek European cabinetry, quartz countertops, and premium stainless steel appliances. The spacious primary bedroom offers exquisite city views. The elegant four-piece bathroom is finished with stone countertops and spa-inspired features, including a separate glass shower and a deep soaker tub.

Enjoy the convenience of the in-suite storage area, and laundry. Central air conditioning keeps the home comfortable year-round.

Step outside to the generous southeast facing balcony, complete with a natural gas BBQ hookup. It's the ideal place to relax while enjoying the morning sunrises and afternoon sunshine and city views with friends.

This move-in-ready, pet-friendly condo also includes one titled parking stall in the heated underground parkade, along with bike storage and plenty of visitor parking.

Located in the heart of Richmond, you're just steps from restaurants, cafés, shopping, and everyday services-including several located right in the building. Parks, walking paths, and public transit are also close by, making this exceptionally well-managed building an excellent option for both homeowners and investors. All that's left to do is move in-or rent it out-and enjoy everything this fantastic property has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2317644
Bedrooms	1
Bathrooms	1
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:	642.6 sq. ft.
Main Level Finished Area:	642.6 sq. ft.
Condo Fee:	$555.23
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	4
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2011 (Age: 15)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)

Num Ensuite Baths:	0
Plan:	5;1;24;7;NE
Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, 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:	Elevator(s), Secured Parking
Appliances:	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer Stacked, Window Coverings
Inclusions:	Crate & Barrel Curtain Panels in Living Room
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom · 15'8" × 10'9" ·

Main Floor	Kitchen · 16'2" × 15' ·
Main Floor	Living Room · 16'2" × 15' ·
Main Floor	Laundry · 4'1" × 2'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	C-COR1
Listed Date:	Jun 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/406-2505-17-avenue-sw-calgary-a2317644/

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