407 2505 17 Avenue SW

Calgary | Active | MLS® A2342449

$339,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2011**	**799 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

VIEWS! VIEWS! VIEWS! Welcome to this beautifully designed 2-bedroom contemporary CONCRETE condo in the sought-after Casel building. Bright, stylish, and exceptionally well located, this is a great opportunity for an inner-city home or even turnkey investment (building is set up for short-term stays of a 1-month minimum). Floor-to-ceiling windows fill the open-concept living space with natural light, while hardwood flooring and quality finishes add a modern touch. The kitchen features sleek European cabinetry, quartz countertops, and built-in stainless appliances. The spacious primary bedroom enjoys beautiful city views, while the second bedroom offers flexibility for guests, a home office, or whatever suits your needs. The elegant four-piece bathroom features stone countertops, a glass shower, and a deep soaker tub. The generous balcony is the perfect spot to enjoy your morning coffee, afternoon sunshine, and those fabulous CITY VIEWS, w/ a natural gas BBQ hookup. The unit also has its own forced-air furnace and central air conditioning, giving YOU individual control of your heating and cooling. Additional features include in-suite laundry & storage, a titled parking stall in the heated underground parkade, bike storage, and plenty of visitor parking. Located in the heart of Richmond, just steps from restaurants, cafés, shopping, services, parks, walking paths, and transit-with several conveniences right in the building.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342449
Bedrooms	2
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:	799 sq. ft.

Main Level Finished Area:	799 sq. ft.
Condo Fee:	$719.00
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Maintenance Grounds, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	4
Stories Total:	11
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2011 (Age: 15)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1111123
Heating:	Forced Air, Natural Gas
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
Garage Spaces:	1
Parking:	Heated Garage, Parkade, 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), Parking, Secured Parking, Trash, Visitor Parking
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom · 11'8" × 10'6" ·
Main Floor	Kitchen · 15' × 8'9" ·
Main Floor	Living Room · 16'11" × 15' ·
Main Floor	Bedroom - Primary · 15'3" × 10'11" ·
Main Floor	Laundry · 5'2" × 3' ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground, Pond, Schools Nearby, Shopping Nearby, Tennis Court(s)
Interior Features:	Breakfast Bar, Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	C-COR1 f4.74h32
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/407-2505-17-avenue-sw-calgary-a2342449/

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