

\$633,500 - 208, 2717 17 Street Sw, Calgary

MLS® #A2267999

\$633,500

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Single Family on 0.00 Acres

South Calgary, Calgary, Alberta

Striking design and concrete construction set this four-level townhome apart as a rare find in Marda Loop. Built with ICF, steel, and concrete, it's rock-solid, whisper-quiet, and designed for efficiency with radiant in-floor heating and condo fees that include every utility except electricity, so you'll never sweat over fluctuating bills again. Inside, sunlight pours through floor-to-ceiling windows, highlighting the open-concept main floor with hardwood floors, a sleek quartz kitchen, and a defined dining space for real entertaining (not just bar-stool meals). Step out to your private front patio for a glass of wine or weekend grilling gas hookup included.

Upstairs, two generous bedrooms, a spa-style bath with heated tile floors, and a dedicated laundry room keep things practical. The entire third floor is your primary retreat: a massive walk-in closet, a luxe spa ensuite, and a private terrace made for slow mornings or sunset cocktails. And yes there's a rooftop patio with city and mountain views that will stop you in your tracks. Extras: TWO titled, heated underground parking stalls (rare in South Calgary!), smart wiring, A/C, in-unit storage, and a well-managed, pet-friendly complex & listed \$125,000 below city assessment! All of this in the heart of Marda Loop steps to caf s, parks, boutiques, and 10 minutes to downtown. Modern architecture, zero compromise, and unreal value. (id:6289)



Built in 2016

Essential Information

Listing #	A2267999
Price	\$633,500
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,740
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	208, 2717 17 Street Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T4N4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Gas BBQ Hookup
Parking Spaces	2
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Window/Sleeve Air Conditioner, Cooktop - Electric, Dishwasher, Oven, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Radiant heat, In Floor Heating
Cooling	Wall unit
# of Stories	3

Exterior

Exterior	Concrete, Stucco
Exterior Features	Underground sprinkler
Construction	Poured concrete, Steel frame
Foundation	See Remarks, Piled

Listing Details

Listing Office eXp Realty



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