

**208, 2717 17 Street SW
Calgary, Alberta**

MLS # A2242745



\$638,500

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,740 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 838
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Frame, Stucco	Zoning:	M-C1
Foundation:	ICF Block, Piling(s)	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	HRV, AC Remote		

Bold architecture, rooftop views, and concrete construction — this four-level townhome in the heart of Marda Loop is anything but ordinary. Designed by acclaimed Calgary architect Jeremy Sturgess and built with steel and concrete, it offers quiet, secure living wrapped in modern style. Floor-to-ceiling windows flood every level with natural light, while high ceilings, hardwood floors, and in-floor heating throughout add warmth and comfort year-round. The main floor is open and airy, anchored by a sleek kitchen with quartz countertops, solid cabinetry, and clean lines. There’s a proper dining area for hosting, plus a private front patio with a gas hookup for grilling. Upstairs, you’ll find two spacious bedrooms, a full bath with heated tile floors, and a separate laundry room. The third floor is your full-floor primary suite — complete with walk-in closet, spa-inspired ensuite, and a private terrace perfect for morning coffee or evening wine. Crowning it all is the rooftop patio with a gas hookup and sweeping views of the city skyline and the Rockies. Extras include smart wiring, A/C, in-unit storage, titled underground parking (a second stall is available for purchase), and a well-run, pet-friendly complex. Condo fees cover everything except electricity for truly easy living. Steps from Marda Loop’s parks, cafés, and boutiques — and just 10 minutes to downtown — this is elevated urban living at its best.