

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

MLS® #A2267999

**\$633,500**

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential 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.



Built in 2016

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2267999      |
| Price          | \$633,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,740         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 208, 2717 17 Street Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 4N4                |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Bicycle Storage, Snow Removal, Trash  |
| Parking Spaces | 2                                     |
| Parking        | Parkade, Secured, Titled, Underground |
| # of Garages   | 2                                     |

## Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)                |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Oven-Built-In |
| Heating           | In Floor, Radiant                                                                                                                                                 |
| Cooling           | Wall Unit(s)                                                                                                                                                      |

|              |      |
|--------------|------|
| # of Stories | 4    |
| Basement     | None |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard                                          |
| Lot Description   | Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers |
| Roof              | Flat Torch Membrane                                                       |
| Construction      | Concrete, Stucco, Metal Frame                                             |
| Foundation        | Piling(s), ICF Block                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | M-C1               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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