# \$649,900 - 202, 2717 17 Street Sw, Calgary

MLS® #A2195838

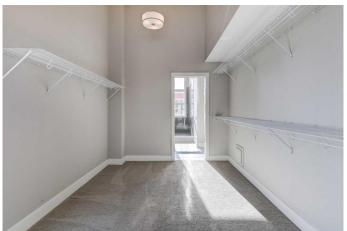
## \$649,900

3 Bedroom, 4.00 Bathroom, 1,877 sqft Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to GLAS on 17th, a rare opportunity to own a 4-story, 3-bedroom, 3.5-bathroom, end-unit townhome in the heart of Marda Loop. Designed by a renowned architect and built by a top Calgary developer, this home offers an exceptional blend of modern designs, sustainability, and functionalityâ€"priced well below the city-assessed value of \$808K, making it an incredible investment opportunity. Step inside and experience expansive floor-to-ceiling windows, fantastic natural light, and a minimalist yet sophisticated aesthetic. The open-concept kitchen features caesarstone countertops, built-in stainless steel appliances, and sleek cabinetry, seamlessly connecting to the main living and dining areas. Every bedroom has a private ensuite, including a primary suite retreat with an insane walk-through closet, a spa-like ensuite with a tiled shower and circular tub, and a private third-floor terrace. Outdoor living is next-level with a private rooftop patio perfect for morning coffee or entertaining with views of the downtown skyline, a deck on the primary level and a ground level patio. Built with steel and ICF concrete construction, this home is whisper-quiet and energy-efficient, complete with in-floor radiant heating and second-floor laundry. Your heated stall in the secure underground parkade ensures year-round convenience. Situated steps from Marda Loop's vibrant cafés, restaurants, boutiques, and parks, this home is pet-friendly and designed for those who crave style and







location. Whether you're an investor, a family, or a young professional, this townhome offers the perfect mix of urban convenience and high-end livingâ€"all at a price that makes it one of the best values in the area.

#### Built in 2016

## **Essential Information**

MLS® # A2195838 Price \$649,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,877
Acres 0.00
Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 4 Storey
Status Active

# **Community Information**

Address 202, 2717 17 Street Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 4N4

## **Amenities**

Amenities None

Parking Spaces 1

Parking Parkade, Titled, Underground

# of Garages 1

#### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Soaking Tub, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s),

Microwave, Refrigerator, Washer, Window Coverings, Wall/Window Air

Conditioner

Heating In Floor, Radiant

Cooling ENERGY STAR Qualified Equipment, Wall Unit(s)

# of Stories 4

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard

Lot Description Views

Roof Flat Torch Membrane

Construction Concrete, Metal Frame

Foundation ICF Block, Piling(s)

### **Additional Information**

Date Listed February 21st, 2025

Days on Market 49

Zoning M-C1

# **Listing Details**

Listing Office eXp Realty

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