

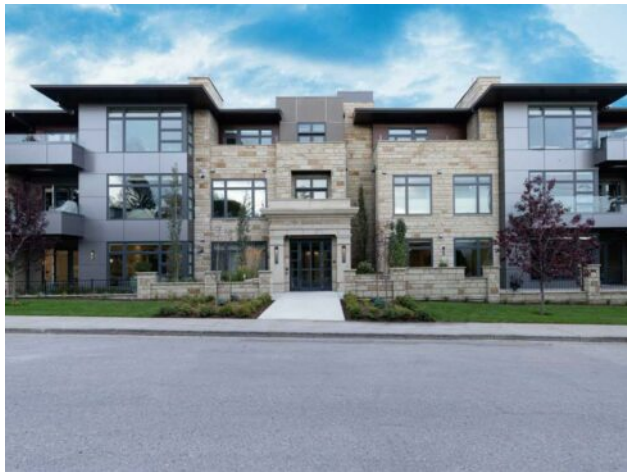


GRASSROOTS
REALTY GROUP

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301, 3030 17 Street SW
Calgary, Alberta

MLS # A2236049



\$3,250,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	2,521 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 2,210
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Smart Home, Track Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: na

A One-of-a-Kind Luxury Residence at The Residences of King Edward - Discover a truly unparalleled opportunity in Calgary's inner city with this one-of-a-kind, top-floor masterpiece by Rockwood Custom Homes—Calgary's premier luxury custom builder. Located in the exclusive Residences of King Edward, a boutique development of just 18 custom homes, this residence offers a level of craftsmanship and sophistication rarely seen in the city. Perfectly positioned in the heart of South Calgary, steps from cSPACE, the city's leading arts and cultural hub, you'll enjoy the vibrant energy of a creative community alongside the tranquility of thoughtfully designed luxury living. Spanning over 2,500 square feet of refined interiors and an incredible 800+ square feet of outdoor living space, this home seamlessly blends sophisticated design with breathtaking city views. Interior Highlights Include: 10-foot ceilings, a dramatic entryway featuring natural brick, warm wood tones, an oversized coat closet, and statement lighting. A private office/den, beautifully appointed with custom millwork, ceiling detailing, and a striking barn door—perfect for working from home. A showstopping main living space with floor-to-ceiling windows framing unobstructed views of the downtown skyline. A chef-inspired kitchen featuring premium appliances, custom cabinetry, a 6-burner gas range, leathered natural stone countertops, and a custom stainless steel hood fan. A sophisticated dining area complete with a built-in bar, Sub-Zero wine fridge, and a bespoke hutch for additional style and function. The great room is a true statement, highlighted by custom metalwork on the fireplace and artful open shelving. Outdoor Living at Its Finest! Unwind or entertain on the sprawling wrap-around patio, with accordion-style doors that create seamless indoor-outdoor living.

Offering full 360-degree city views, this space is the perfect setting for warm summer evenings or quiet mornings overlooking Calgary's evolving skyline. The serene primary bedroom is anchored by a custom built-in bed and framed by large windows that fill the space with tons of natural light. His and hers closets with underlit clothing bars add an elegant glow, while the spa-inspired ensuite pampers you with a soaker tub, curb-less shower, double vanity, heated floors, and a stunning designer light fixture. A private patio off the primary suite completes the retreat. Additional Features: A beautiful guest bedroom with ensuite + large office/den, a total of 2.5 bathrooms, 3 Secure underground parking stalls & additional storage. Enjoy direct access to boutique shopping, dining, parks, and vibrant arts and culture. This residence is the ultimate blend of luxury, comfort, and inner-city convenience. A home where architectural excellence meets effortless everyday living