



GRASSROOTS
REALTY GROUP

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204, 2717 17 Street SW
Calgary, Alberta

MLS # A2258554



\$633,500

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:	None		

Bold design meets urban edge in this four-level concrete townhome by renowned architect Jeremy Sturgess. Located in the heart of Marda Loop, it's anything but ordinary — with rooftop views, floor-to-ceiling windows, and sleek modern lines throughout. Inside, high ceilings, hardwood floors, and in-floor heating set the tone. The open main level features a streamlined kitchen, a defined dining area, and a private front patio with a gas line for summer nights. Upstairs offers two large bedrooms, a full bath with heated tile, and a proper laundry room. The third floor is your full-floor primary retreat with walk-in closet, luxe ensuite, and a private terrace. Crowned by a rooftop patio with city and mountain views, this home delivers on every level. Extras include smart wiring, A/C, underground titled parking, and low-maintenance living in a pet-friendly complex — all just steps from caf  s, boutiques, and downtown in minutes.