GRASSROOTS REALTY GROUP

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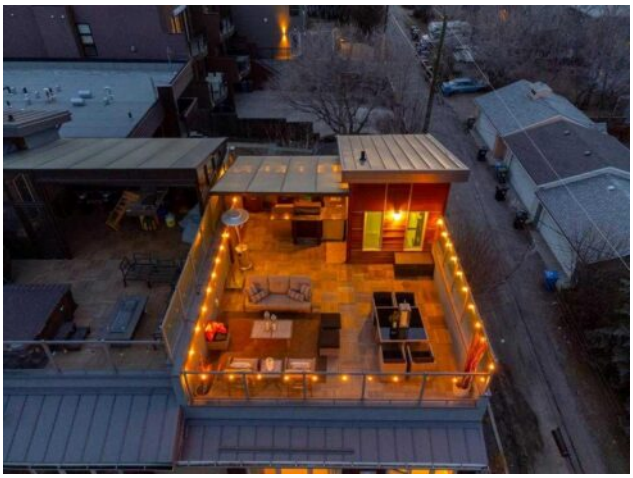
2925 17 Street SW
Calgary, Alberta

MLS # A2299315



$849,000

Division:	South Calgary		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,656 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	$ 440
Basement:	None	**LLD:**	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Siding	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to an exceptional 3-bedroom townhouse nestled in the highly sought-after community of Marda Loop—where vibrant city living meets a true sense of community. Surrounded by boutique shopping, trendy cafés, and some of Calgary’s best dining, this is urban living at its finest. Step inside to a beautifully designed main floor featuring a bright, open-concept layout with rich hardwood flooring throughout. The modern kitchen is a true showpiece, complete with sleek stainless steel appliances, a gas range, and seamless flow into the dining and living areas—perfect for both everyday living and entertaining. A versatile main floor bedroom offers the ideal space for a home office or guest room, complemented by a stylish 2-piece bathroom. Upstairs, you’ll find two generously sized bedrooms with plush carpeting. The primary suite is a private retreat, offering stunning downtown views, a spacious walk-in closet, and a luxurious ensuite designed to impress—featuring a double vanity, a standalone soaker tub, a large glass shower, and a unique double-sided gas fireplace shared with the bedroom. A well-appointed 4-piece bathroom and convenient upper-floor laundry complete this level. The crown jewel of this home is the expansive third-level rooftop patio—a rare and highly desirable feature. Spanning approximately 30’ x 22’, this incredible outdoor space is built for entertaining and relaxation, showcasing breathtaking downtown views. Enjoy a fully equipped outdoor kitchen with a built-in BBQ, prep space, and covered area for year-round use. With ample room for lounging and dining—and even potential for a hot tub—this is your private urban oasis. Rounding out the home is an oversized 22’ x 22’ double heated garage with additional storage, along with key upgrades

including a brand-new furnace and central air conditioning for year-round comfort. This is a rare opportunity to own a modern, feature-rich home in one of Calgary’s most desirable inner-city communities.

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