



210, 2717 17 Street SW  
Calgary, Alberta

MLS # A2136577



**\$719,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,560 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 805
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to GLAS! Located within walking distance to Marda Loop shops and restaurants. Bright, 4-storey, open concept 3 bedroom, 2.5 bathroom with ROOF TOP PATIO! Large windows with lots of natural light throughout. Enjoy stainless steel appliances, large island, elevated ceilings, quartz counter tops, in floor heating, spacious front patio with gas hook up, and A/C. The laundry room located on the second level with 2nd and 3rd bedrooms. On the third floor is the gorgeous master suite with large walk in closet, double vanity, soaker tub, and private balcony. Two TITLED underground parking stalls is included. There is also a secure bike room in the underground parking. Short commute to downtown! Photos are from exact same floor plan while vacant will be updated once tenant leaves May 31, 2024