

# \$638,500 - 208, 2717 17 Street Sw, Calgary

MLS® #A2242745

**\$638,500**

3 Bedroom, 3.00 Bathroom, 1,740 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Bold architecture, rooftop views, and concrete construction — this four-level townhome in the heart of Marda Loop is anything but ordinary. Designed by acclaimed Calgary architect Jeremy Sturgess and built with steel and concrete, it offers quiet, secure living wrapped in modern style. Floor-to-ceiling windows flood every level with natural light, while high ceilings, hardwood floors, and in-floor heating throughout add warmth and comfort year-round. The main floor is open and airy, anchored by a sleek kitchen with quartz countertops, solid cabinetry, and clean lines. There's a proper dining area for hosting, plus a private front patio with a gas hookup for grilling. Upstairs, you'll find two spacious bedrooms, a full bath with heated tile floors, and a separate laundry room. The third floor is your full-floor primary suite — complete with walk-in closet, spa-inspired ensuite, and a private terrace perfect for morning coffee or evening wine. Crowning it all is the rooftop patio with a gas hookup and sweeping views of the city skyline and the Rockies. Extras include smart wiring, A/C, in-unit storage, titled underground parking (a second stall is available for purchase), and a well-run, pet-friendly complex. Condo fees cover everything except electricity for truly easy living. Steps from Marda Loop's parks, cafés, and boutiques — and just 10 minutes to downtown — this is elevated urban living at its best.



Built in 2016

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2242745      |
| Price          | \$638,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,740         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 208, 2717 17 Street Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 4N4                |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Snow Removal, Storage, Trash, Bicycle Storage |
| Parking Spaces | 1                                             |
| Parking        | Parkade, Titled, Underground, Secured         |

## Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Oven-Built-In     |
| Heating           | In Floor, Radiant                                                                                                                                  |
| Cooling           | Wall Unit(s)                                                                                                                                       |
| # of Stories      | 4                                                                                                                                                  |

Basement                      None

**Exterior**

Exterior Features      Balcony, BBQ gas line, Courtyard  
Lot Description        Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers  
Roof                      Flat Torch Membrane  
Construction           Concrete, Stucco, Metal Frame  
Foundation            ICF Block, Piling(s)

**Additional Information**

Date Listed              August 7th, 2025  
Days on Market        26  
Zoning                    M-C1

**Listing Details**

Listing Office            eXp Realty

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