

\$649,900 - 202, 2717 17 Street Sw, Calgary

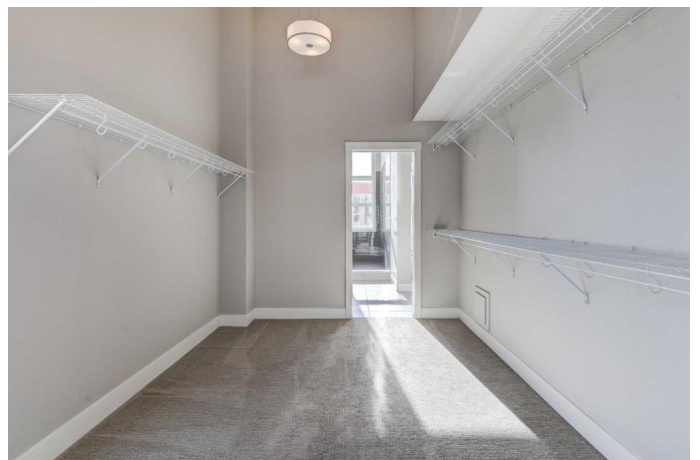
MLS® #A2195838

\$649,900

3 Bedroom, 4.00 Bathroom, 1,877 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to GLAS on 17th, a rare opportunity to own a 4-story, 3-bedroom, 3.5-bathroom, end-unit townhome in the heart of Marda Loop. Designed by a renowned architect and built by a top Calgary developer, this home offers an exceptional blend of modern designs, sustainability, and functionality—priced well below the city-assessed value of \$808K, making it an incredible investment opportunity. Step inside and experience expansive floor-to-ceiling windows, fantastic natural light, and a minimalist yet sophisticated aesthetic. The open-concept kitchen features caesarstone countertops, built-in stainless steel appliances, and sleek cabinetry, seamlessly connecting to the main living and dining areas. Every bedroom has a private ensuite, including a primary suite retreat with an insane walk-through closet, a spa-like ensuite with a tiled shower and circular tub, and a private third-floor terrace. Outdoor living is next-level with a private rooftop patio perfect for morning coffee or entertaining with views of the downtown skyline, a deck on the primary level and a ground level patio. Built with steel and ICF concrete construction, this home is whisper-quiet and energy-efficient, complete with in-floor radiant heating and second-floor laundry. Your heated stall in the secure underground parkade ensures year-round convenience. Situated steps from Marda Loop's vibrant cafés, restaurants, boutiques, and parks, this home is pet-friendly and designed for those who crave style and



location. Whether you're an investor, a family, or a young professional, this townhome offers the perfect mix of urban convenience and high-end living—all at a price that makes it one of the best values in the area.

Built in 2016

Essential Information

MLS® #	A2195838
Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Storey
Status	Active

Community Information

Address	202, 2717 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4N4

Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Underground, Titled
# of Garages	1

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry,
-------------------	---

Appliances	Quartz Counters, Soaking Tub, Walk-In Closet(s) Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Electric Cooktop
Heating	In Floor, Radiant
Cooling	ENERGY STAR Qualified Equipment, Wall Unit(s)
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Views
Roof	Flat Torch Membrane
Construction	Concrete, Metal Frame
Foundation	ICF Block, Piling(s)

Additional Information

Date Listed	February 21st, 2025
Days on Market	42
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.