

\$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	Bicycle Storage, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

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, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
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, Metal Frame, Stucco
--------------	-------------------------------

Foundation	ICF Block, Piling(s)
------------	----------------------

Additional Information

Date Listed	August 7th, 2025
-------------	------------------

Days on Market	31
----------------	----

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.