

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

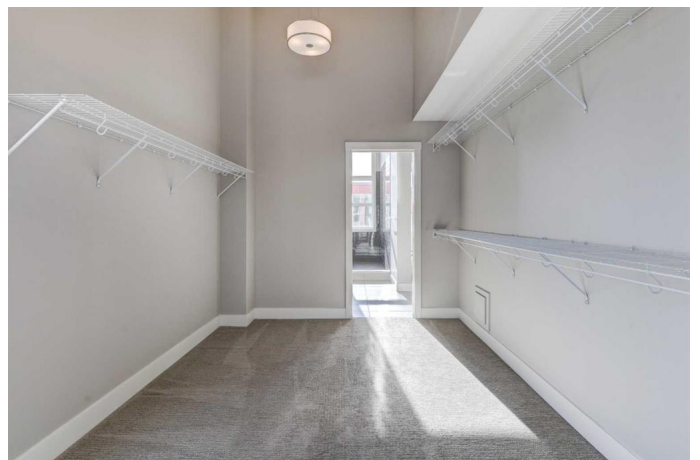
MLS® #A2195838

**\$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, Titled, Underground
# of Garages	1

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry,
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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	47
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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