

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

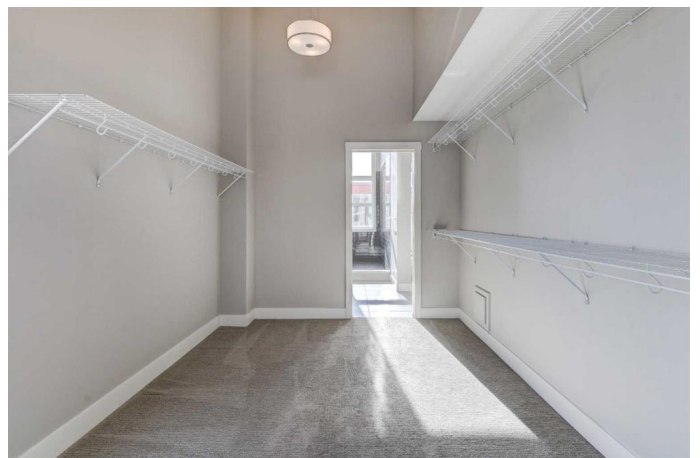
MLS® #A2195838

\$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

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

Listing Details

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

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