



GRASSROOTS
REALTY GROUP

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2828 17 Street SW
Calgary, Alberta

MLS # A2264128

\$749,900



Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,308 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3
Garage:	Garage Door Opener, On Street, Owned, Secured, Single Garage Detached,		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, No		

Heating:	High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Water	Water:	
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 265
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wood Counters		
Inclusions:	n/a		

Rare Inner-City Living with a Walkout Basement & Private Rooftop Terrace The OSLO - 1975 SqFt Developed | Fully Developed Walkout Basement | + 375 SqFt Rooftop Terrace | A/C | 9' ceilings on Main/Basement | 3 Bed (2Up / 1Down) | 3 Baths (2Up / 1 Down) | 1 Car Detached Private Parking | Scandinavian Minimalism | Pets Allowed w/ Approval | Welcome to this stunning Scandinavian-inspired custom townhome by Bella Developments, thoughtfully designed by Flechas Architecture and ideally located in the heart of South Calgary, just blocks from vibrant Marda Loop. Showcasing clean lines, modern architecture, and exceptional attention to detail, this fully developed home offers 1,919 sq ft of beautifully designed finished living space. The main floor features a bright open-concept layout. Large windows allow ample light while the custom Hunter Dougleas blinds offer privacy and the designer drapery adds softness. Solid hardwood flooring flows throughout the mainfloor and up the staircase creating seamless flow between the living, dining, and kitchen spaces. The contemporary kitchen is beautifully appointed with sleek cabinetry, upgraded pullout drawers, quartz countertops, stainless steel appliances including gas stove, and a large island perfect for everyday living and entertaining. Sliding doors lead to a private balcony, extending the living space outdoors. Upstairs, the second floor offers a spacious primary retreat with a walk-through closet and spa-inspired ensuite featuring a soaker tub, 10ml glass shower, and dual vanity. An additional bedroom, a stylish full bathroom, and convenient second-floor laundry complete this level. This rare fully developed walk-out basement substantially increases your living space and provides an inviting recreation space with a built-in wet bar and direct access to a private fenced patio and backyard, creating

a perfect indoor-outdoor entertaining area. Crowning the home is another rare gem, an incredible rooftop terrace, offering views to the East (City Skyline) and West (Mountains). With multiple seating areas and plenty of sunshine, this outdoor retreat is ideal for relaxing or hosting guests. The striking exterior combines white stucco, black metal, warm wood composite. A modern blend of Scandinavian minimalism with warm natural elements. Located close to Downtown, Uptown 17th, transit, parks, and the shops and restaurants of Marda Loop, this home offers the perfect balance of modern design and urban convenience.