



3216 17 Street SW
Calgary, Alberta

MLS # A2317046



\$699,900

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,151 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Level, Other, See Remarks		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SATURDAY JUNE 27 1-3PM - A rare heritage opportunity and gardeners oasis in the heart of Marda Loop. This thoughtfully designed and unique 2-storey heritage home filled with character, charm, and meaningful updates throughout. Bright and inviting, the home features strategic wall openings that allow natural light to flow beautifully through both levels, creating a warm and cheerful feel. Over the years, this property has seen numerous meaningful upgrades while still maintaining its heritage appeal. Major improvements include a new roof, soffits, and gutters in 2023, triple-pane windows in 2024 with over 20 years of warranty left, upgraded attic insulation, a natural gas boiler/on-demand hot water system, updated electrical in many areas of the home, and the north side foundation fully redone with poured concrete and French drains. The brick, masonry, and chimney have also been professionally restored as part of a heritage grant, helping preserve the home's timeless exterior character. Inside, the home offers tasteful renovations including updated kitchen cabinetry, modern appliances, updated hardwood flooring, light fixtures, removal of popcorn ceilings, and a beautifully renovated bathroom with a soaker tub. The inviting main level provides comfortable living and dining spaces, while the upper level offers charming bedrooms and access to a peaceful balcony off the second bedroom, perfect for enjoying morning coffee. Outdoor living is just as special, with mature gardens, perennials already in place, a refinished patio/deck, cedar shed, and a private yard setting that feels peaceful and inviting, making this a gardener's dream. Just two blocks from a pickleball court, community pool, coffee shops, and wine bars, and only moments from the many shops, restaurants, cafes, services, parks, pathways, community

amenities, and vibrant lifestyle that make Marda Loop so desirable, this home offers a rare opportunity to own a character property with extensive updates already completed. A truly special home with history, warmth, efficiency, and plenty of room for your own personal decorating touch.