



GRASSROOTS

REALTY GROUP

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208, 2717 17 Street SW
Calgary, Alberta

MLS # A2317693



\$624,900

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,740 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 880
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Frame, Stucco	Zoning:	M-C1
Foundation:	ICF Block, Piling(s)	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Door Remote, Wall Airconditioners (3), Window Coverings - All		

You know the feeling when you walk into a home and something just lands differently? That's this place. Start with the ensuite with a massive walk-in closet, soaker tub, double vanity. The kind of bathroom you linger in on a Tuesday morning. The primary suite is its own world up there, and it earns every bit of the word retreat. Then you find the rooftop. Calgary skyline on one side, mountains on the other, yours alone. Below that, a terrace off the primary and a front patio with a gas hookup for the nights you don't feel like going out — even though you're steps from Marda Loop's best restaurants, the farmers market, the community pool, and the kind of neighbourhood that makes people never want to leave. The main floor is the easy part with floor-to-ceiling windows, hardwood, a kitchen built for people who actually cook, and a dining space that fits a real table. The building is ICF, steel, and concrete. You notice it in the quiet. No creaking. No sound bleed. Just solid. And then the thing that stops every buyer in their tracks: two titled heated underground parking stalls. In Marda Loop. Both yours. Radiant in-floor heat, A/C, in-unit storage. Condo fees cover everything except electricity. Pet-friendly, well-run building. Walkable to everything, connected to downtown in minutes. This one's different. Come see it.