



2929 17 Street SW
Calgary, Alberta

MLS # A2318894



\$799,000

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,257 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Other	Condo Fee:	\$ 440
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Perched above the city with panoramic skyline views, this one-of-a-kind residence delivers an urban lifestyle that's anything but ordinary. The crown jewel is an incredible rooftop retreat accessed by your private in-suite elevator—a spectacular space designed for entertaining, relaxing, and taking full advantage of Calgary's summer months. Whether you're hosting friends for sunset cocktails, unwinding in the hot tub, or enjoying dinner under the stars, the setting is unforgettable. Arriving home is effortless with a double attached garage plus a two-car parking pad, offering rare convenience for both residents and guests. Inside, contemporary design takes center stage. The striking kitchen combines bold high-gloss cabinetry, contrasting countertops, premium stainless steel appliances, a commercial-style hood fan, and a wine fridge, creating a space as functional as it is stylish. The open-concept main floor is warm and inviting, featuring a statement brick accent wall, a gas fireplace, and generous living and dining areas ideal for everyday living and entertaining alike. A versatile flex space provides the perfect setup for a home office, reading room, or creative studio. The spacious primary suite is a true retreat, easily accommodating a king-sized bed and complemented by a luxurious five-piece ensuite and a two-sided fireplace that adds warmth and ambiance. A second bedroom, full bathroom, and dedicated laundry room complete the level. The rooftop terrace is designed for year-round enjoyment, featuring a retractable indoor-outdoor wall system that seamlessly extends the living space through every season. Located moments from the shops, restaurants, and amenities of Marda Loop, with quick access to 14th Street, Crowchild Trail, and downtown, this exceptional property offers a rare combination of modern design, elevated outdoor living,

and unbeatable convenience. Distinctive, sophisticated, and truly unforgettable.