



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2205 17 Street SW
Calgary, Alberta

MLS # A2343197



\$799,900

Division:	Bankview		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,574 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Underground Sprinklers, Views		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 275
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Metal Siding , Other, See Remarks, Siding d111	Zone:	MCC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Steam Room, Stone Counters, Tankless Hot Water, Track Lighting, Vaulted Ceiling(s)		
Inclusions:	Electric car charger in garage		

Exquisite custom-designed contemporary townhouse perched on the hill in Bankview with panoramic downtown skyline & city views. Designed by Robert Pashuk & Jeffre Riedel, interiors by Becky Degraaf. Triple-paned low-e windows, Hardie plank siding, ICF(insulated concrete forms)construction, spray foam insulation & hydronic in-floor heat on all 3 levels, plus A/C on each floor. Living room boasts a modern tiled fireplace, 9ft ceilings & floor-to-ceiling window with skyline views. Primary suite offers custom closets & a deluxe ensuite with frameless glass steam shower with several shower heads. Quartz counter tops in all bathrooms. 2 more bedrooms, laundry & 4pc bath on main. Showpiece kitchen with custom walnut cabinets, island eating bar, soapstone counters/backsplash & top-tier appliances, plus vaulted ceilings & auto skylight. French doors to rooftop terrace w/ concrete fire bowl, BBQ hookup & city views making it an amazing place to entertain in. Double drive-under heated garage w/ EV charger, extra storage & a dumbwaiter to all levels. Send your groceries up or send down cappuccinos to your guests before they are up. Note: epoxy flooring to be done on the garage flooring the last week of September. Really an exceptional property, quality built and with a lot of attention to the details. An ideal location with easy access to all the fun restaurants, coffee shops and more of 17 Ave SW amenities and close to the Marda Loop area. Vacant & quick possession available.