



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

203, 2717 17 Street SW
Calgary, Alberta

MLS # A2343426

\$569,000

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,377 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 713
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Frame, Stucco	Zoning:	M-C1
Foundation:	ICF Block, Piling(s)	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Pantry Unit in Kitchen; Closet unit in primary bedroom, two tv wall mounts, shelving & drawers in kitchen pantry, ring doorbell

Experience quiet, upscale living in this beautifully upgraded townhome located in the heart of vibrant Marda Loop. Take advantage of this complex's unique solid concrete construction providing exceptional soundproofing and privacy—creating a peaceful retreat in one of Calgary's most sought-after inner-city communities. Inside, modern design meets thoughtful upgrades. The main floor features engineered hardwood flooring, while the bedrooms and second-floor hallway were updated with engineered Canadian maple hardwood (Fall 2023). The office/den showcases European-made luxury vinyl plank flooring, and the stairs are finished with 100% wool carpet (Fall 2023) for added luxury and comfort. The stylish kitchen includes a Bosch dishwasher with built-in water softener (2024) and an updated Miele induction cooktop. Enjoy in-floor heating throughout the home as well as air conditioning for year-round comfort. Upstairs are two spacious bedrooms, each with its own ensuite - perfect for visitors, roommates, or adult children. The private rooftop patio adds an extra element by offering an additional beautiful space to relax, entertain, or stargaze. Just steps from the new and emerging shops, restaurants, and caf  s of Marda Loop, this home offers the perfect blend of modern upgrades, quiet concrete construction, and an unbeatable inner-city location.