



GRASSROOTS
REALTY GROUP

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2919 17 Street SW
Calgary, Alberta

MLS # A2345117



\$699,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,643 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Hot Tub		

Experience elevated urban living at 2919 17 St SW, ideally positioned in one of Calgary's most desirable inner-city locations. This sophisticated home showcases a bright, open-concept main floor with an effortless flow between the living, dining, and kitchen spaces—perfectly suited for both everyday living and entertaining. The crown jewel is the spectacular rooftop patio, where breathtaking downtown Calgary views create an incredible backdrop for morning coffee, summer evenings, and entertaining under the city skyline. Few homes offer this combination of private outdoor space and uninterrupted downtown views. Beyond the home, the location is truly premium, placing you moments from Calgary's finest restaurants, cafés, shopping, parks, amenities, and downtown. Homes offering this level of style, location, and rooftop living are a rare find. Come experience 2919 17 St SW for yourself and discover why this exceptional inner-city residence deserves to be at the top of your list.