

# \$624,900 - 201, 2717 17 Street Sw, Calgary

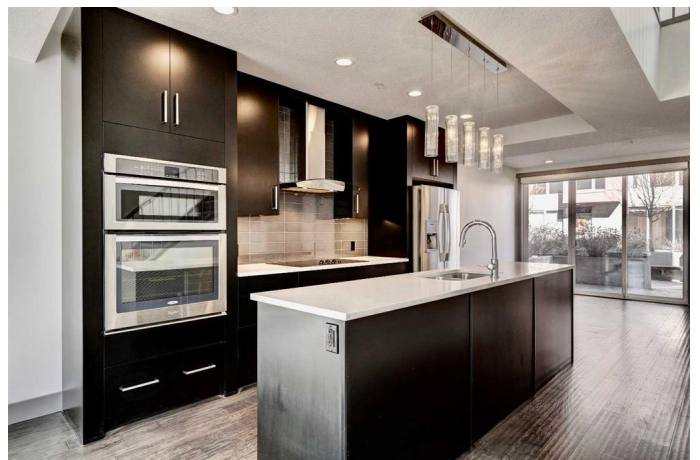
MLS® #A2203812

**\$624,900**

2 Bedroom, 3.00 Bathroom, 1,417 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

If you crave city life with a side of luxury, this end-unit townhome in Marda Loop is exactly what you're looking for. Sleek, modern, and built for the urban lifestyle, this 2-bedroom, 2.5-bath home is packed with high-end finishes and smart design. Floor-to-ceiling windows on three sides flood the living space with natural light, highlighting the open-concept layout that seamlessly blends living, dining, and kitchen areas. The chef-worthy kitchen features granite countertops, built-in stainless steel appliances, and streamlined cabinetry—perfect for entertaining before heading out to one of the neighborhood's hotspots. Upstairs, the primary suite offers an oversized glass walk-in shower. The second bedroom has an ensuite, a soaking tub, and a private deck—ideal as a guest room or stylish home office. A third-floor family room with city views leads to the private rooftop patio—a next-level space for morning coffee, sunset drinks, or outdoor movie nights. As an end unit, you get extra privacy and more natural light. The front patio with a gas hookup adds another outdoor space, while radiant in-floor heating and underground heated parking keep things comfortable year-round. Condo fees include all utilities except electricity. Built with ICF concrete and steel, it's incredibly quiet and energy-efficient—because city living should come without the noise. Just steps from Marda Loop's best spots—Merchants, Annabelle's Kitchen, The Trop, and



moreâ€”youâ€™re in the heart of Calgaryâ€™s most vibrant district. Need a break from the city buzz? The Marda Loop Community Association offers an outdoor pool, tennis courts, and beach volleyball, making summer in the city even better. This is where style meets convenience. Live where it all happensâ€”book your private showing today.

Built in 2016

### Essential Information

MLS® #	A2203812
Price	\$624,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	201, 2717 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4N4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor, Radiant
Cooling	Wall Unit(s)
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Views
Roof	Flat Torch Membrane
Construction	Concrete, Metal Frame
Foundation	ICF Block, Piling(s)

## Additional Information

Date Listed	March 20th, 2025
Days on Market	18
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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