



## 2717 17 Street Calgary Alberta

\$639,900

Don't miss this eco-friendly, four-story townhome in the heart of Marda Loop--perfect for the modern professional! Designed by renowned architect Jeremy Sturgess and built by an award-winning Calgary developer, GLAS is all about style, luxury, and convenience. This end unit stands out with durable steel and concrete construction for added fire safety and soundproofing. Step into your private oasis through a front courtyard patio with a BBQ gas hookup. Inside, you'll find an open floor plan with high ceilings, floor-to-ceiling windows on every level, hardwood floors, sleek quartz countertops, and solid maple cabinetry--ideal for entertaining or unwinding after a busy day. The second floor offers a spacious bedroom, a luxurious spa bathroom with heated tile floors, and an in-suite laundry room for extra convenience. The penthouse primary suite features a walk-in closet that dreams are made of, and a resort-style ensuite. Step out onto your private deck and enjoy your morning coffee. For the ultimate in outdoor living, head to the rooftop deck with stunning city views and a gas hookup for hosting friends. With smart wiring, air-conditioning, titled underground parking, and pet-friendly policies, this is truly maintenance-free living at its best. Low condo fees cover everything except electricity. Just steps from parks, pools, and some of Calgary's best spots, and only 10 minutes to downtown, this townhome is the perfect blend of luxury and convenience. (id:6769)

Bedroom 14.50 Ft x 12.92 Ft

Laundry room 8.33 Ft x 5.00 Ft

5pc Bathroom 5.50 Ft x 14.00 Ft

Primary Bedroom 9.25 Ft x 17.50 Ft

5pc Bathroom 4.92 Ft x 27.25 Ft

Other 4.25 Ft x 10.58 Ft

Dining room 10.83 Ft x 17.00 Ft

Kitchen 7.58 Ft x 22.17 Ft

Living room 12.42 Ft x 8.17 Ft

2pc Bathroom 4.33 Ft x 5.92 Ft

Listing Presented By:



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