



## 3030 17 Street Calgary Alberta

\$1,899,900

Presenting an unparalleled opportunity to own a top-floor penthouse in the vibrant, art-centered community of South Calgary. The Residences of King Edward is an exclusive building and home to only 18 custom luxury flats built by the esteemed Rockwood Custom Homes. This exquisite two-bedroom plus den residence boasts over 1600 sq ft and epitomizes luxury with its sophisticated design, premium finishes, and expansive indoor-outdoor living spaces. Step into a luminous haven featuring high tray ceilings and floor-to-ceiling triple pane windows that flood the space with natural light. This penthouse seamlessly blends indoor and outdoor living with innovative nano doors leading to the west-facing terrace. The terrace is also heated, perfect for year-round enjoyment. The expansive, private west facing balcony provides a tranquil retreat and is a perfect spot to relax or entertain. An upgraded fireplace with built-ins serves as a striking focal point for the living area, while solid core doors and radiant in-floor heating ensure quiet, comfort, and energy efficiency. The kitchen is a culinary masterpiece, designed for both function and style. Leather-finish granite countertops provide a unique and luxurious surface, and top-of-the-line integrated appliances ensure a seamless cooking experience. Custom cabinetry offers ample storage and organization. Retreat to the serene and luxurious bedrooms, each designed for maximum comfort. The primary bedroom features direct access to the terrace, and a large walk-in dressing closet. The hotel-like ensuite provides dual vanities, a large steam shower, and a free-standing bathtub. The second bedroom includes a designated balcony, another extensive walk-in closet for extra storage and a conveniently located three-piece bath. This penthouse is equipped with the latest in home automation and entertainment. Elan home automation with a Sonos ...

Kitchen 18.75 Ft x 9.08 Ft  
 Living room 19.75 Ft x 19.08 Ft  
 Primary Bedroom 13.00 Ft x 13.00 Ft  
 5pc Bathroom 21.17 Ft x 5.75 Ft  
 Bedroom 12.25 Ft x 11.83 Ft

3pc Bathroom 8.83 Ft x 5.42 Ft  
 Den 8.75 Ft x 7.08 Ft  
 Laundry room 5.25 Ft x 3.42 Ft  
 Dining room 15.33 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

# RE/MAX®

**RE/MAX REAL ESTATE  
(CENTRAL)**

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