



2826 17 Street Calgary Alberta

\$859,900

Custom Inner-City Townhome with Rooftop Patio & City Views This stunning custom-built townhome by Bella Developments, designed by Flechas Architecture, embodies Scandinavian minimalism with its clean lines and functional design. Offering 3 bedrooms, 3 full bathrooms, and over 2,240 sq. ft. of total living space, this home is thoughtfully crafted for elevated inner-city living. The main level features a private balcony, perfect for enjoying morning coffee, while the fully developed walk-out basement with soaring 9' ceilings opens directly onto a private backyard. The true highlight of the home is the expansive 362 sq. ft. rooftop patio, providing breathtaking west-facing city views and the ideal setting for outdoor entertaining. The striking exterior blends four premium materials—cool white stucco, bold standing seam metal, sleek black Hardie board, and rich stained wood—creating a visually stunning yet timeless facade. Inside, the warm finishes seamlessly connect the exterior to the interiors, with generous walnut detailing and natural tile accents throughout. Designed for both style and function, the open-concept main floor features 7" wide plank engineered hardwood flooring, a custom walnut butcher block waterfall eating bar, and a bright and airy layout. The fully developed walk-out basement adds versatile living space, perfect for a home office, gym, or family room. Recent upgrades include hardwood flooring throughout, fresh paint and baseboards, custom built-in wardrobes in the primary and second bedrooms, a new washer and dryer installed in October 2024, and tinted windows on the main floor and walk-out level for enhanced privacy and energy efficiency. The garage is designed for maximum functionality, easily accommodating most vehicles while offering additional storage or the potential for a personal workout space. Additional features include air conditioning and...

Primary Bedroom 11.08 Ft x 12.08 Ft

Bedroom 11.08 Ft x 11.75 Ft

4pc Bathroom 4.92 Ft x 7.33 Ft

5pc Bathroom 8.33 Ft x 7.17 Ft

Family room 8.42 Ft x 6.33 Ft

Other 2.50 Ft x 7.08 Ft

Bedroom 10.42 Ft x 10.75 Ft

3pc Bathroom 7.83 Ft x 7.17 Ft

Kitchen 16.17 Ft x 10.75 Ft

Living room 13.08 Ft x 14.17 Ft

Dining room 12.75 Ft x 10.75 Ft

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