



2717 17 Street Calgary Alberta

\$624,900

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 more--you're in the heart of Calgary'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 happens--book your private showing today. (id:6769)

Primary Bedroom 10.33 Ft x 11.33 Ft

3pc Bathroom 8.33 Ft x 6.92 Ft

Bedroom 10.42 Ft x 8.83 Ft

4pc Bathroom 8.25 Ft x 5.33 Ft

Laundry room 5.42 Ft x 5.08 Ft

Family room 16.25 Ft x 9.92 Ft

Dining room 12.08 Ft x 14.08 Ft

Kitchen 10.92 Ft x 12.42 Ft

Living room 14.58 Ft x 13.58 Ft

2pc Bathroom 6.67 Ft x 3.67 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<https://gocalgaryhomes.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca