



## 2717 17 Street Calgary Alberta

\$619,000

For more information, please click on Brochure button below. Welcome to Glas! This one of a kind metal stud steel frame and ICF concrete construction. Nestled in the sought after area of South Calgary, close to everything, this home is a must see! The spacious open concept living is an entertainer's dream! The central chef's kitchen with quartz counter tops, under cabinet lighting, large island/eating bar, tons of storage space, 36" Induction stove & Energy Star stainless steel appliances is bordered on one side by a casual dining area with floor to ceiling windows & patio access. The other side is a bright living area with scenic views. The second level offers 2 spacious bedrooms, each with a private ensuite bath. The primary suite features a soaring ceiling & 3 piece bath with walk-in shower. On the third level, you will find an inviting flex/office space/guest space & access to the rooftop patio with gorgeous west views plus a gas line for BBQ hookup - ideal for enjoying warm summer evenings. Further highlights of this amazing townhome also includes floor to ceiling windows and in-floor heating on all three levels, air conditioning, triple glazed windows, roller blinds, 1 titled heated underground parking stall with plenty of street parking and condo fees which include everything except electricity. You will also enjoy the convenient location walking distance to vibrant Marda Loop, River Park, South Calgary Community Association, schools, shopping, public transit & just minutes to the downtown core. (id:6769)

Primary Bedroom 9.83 Ft x 9.83 Ft

Bedroom 14.75 Ft x 13.08 Ft

3pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Den 7.58 Ft x 16.42 Ft

Eat in kitchen 12.42 Ft x 13.08 Ft

Living room 14.75 Ft x 13.08 Ft

Dining room 13.08 Ft x 11.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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