



## 2717 17 Street Calgary Alberta

\$633,500

Tucked into the heart of Marda Loop, this four-level concrete and steel townhome offers a rare balance of architectural edge and everyday calm. Solid construction, thoughtful separation of space, and a layout designed for how people actually live. The main level is open and light-filled, with high ceilings, hardwood floors, and in-floor heating throughout. The kitchen and dining space flow naturally toward a private front patio--an easy extension of the living area and a natural spot to start or end the day. Two well-proportioned bedrooms, a full bath with heated floors, and a dedicated laundry room occupy the second level, keeping daily life efficient and uncluttered. The entire third floor is reserved for a primary retreat that feels intentionally removed from the rest of the home. A generous walk-in closet, spa-inspired ensuite, and private deck create a space that's equal parts functional and restorative. Above it all, the rooftop patio offers downtown views and a quiet vantage point over the city--one of three outdoor spaces that make this home feel expansive and connected to its surroundings. The building is well run and notably quiet, with two indoor heated parking stalls and condo fees that include everything except electricity and cable, simplifying ownership. Steps from cafes, shops, and local favourites, and minutes to downtown, this is inner-city living with intention--refined, walkable, and quietly confident. Some photos may be virtually staged and/or from an identical unit in the complex.

(id:6769)

Bedroom 14.50 Ft x 9.50 Ft

Bedroom 14.42 Ft x 11.42 Ft

Laundry room Measurements not available

4pc Bathroom 7.42 Ft x 15.67 Ft

5pc Bathroom 7.42 Ft x 15.67 Ft

Primary Bedroom 14.50 Ft x 10.75 Ft

Other 6.42 Ft x 11.42 Ft

Dining room 11.00 Ft x 10.25 Ft

Kitchen 10.75 Ft x 15.00 Ft

Living room 14.50 Ft x 12.42 Ft

Pantry Measurements not available

Storage Measurements not available

2pc Bathroom 2.92 Ft x 6.17 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://gocalgaryhomes.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca