



# 2717 17 Street Calgary Alberta

\$619,000

Experience quiet, upscale living in this beautifully upgraded townhome located in the heart of vibrant Marda Loop. Built with solid concrete construction, this home offers exceptional soundproofing and privacy—creating a peaceful retreat in one of Calgary's most sought-after inner-city communities. Inside, modern design meets thoughtful upgrades. The main floor features engineered hardwood flooring, while the bedrooms and second-floor hallway were updated with engineered Canadian maple hardwood (Fall 2023). The office/den showcases European-made luxury vinyl plank flooring, and the stairs are finished with 100% wool carpet (Fall 2023) for added comfort. The stylish kitchen includes a Bosch dishwasher with built-in water softener (2024) and an updated Miele induction cooktop. Enjoy in-floor heating throughout the home as well as air conditioning for year-round comfort. Upstairs are two spacious bedrooms, each with its own ensuite, while the private rooftop patio provides a beautiful space to relax or entertain. Just steps from the shops, restaurants, and cafes of Marda Loop, this home offers the perfect blend of modern upgrades, quiet concrete construction, and an unbeatable inner-city location. (id:6769)

3pc Bathroom 5.42 Ft x 8.08 Ft

4pc Bathroom 5.42 Ft x 8.00 Ft

Bedroom 8.83 Ft x 10.33 Ft

Primary Bedroom 14.58 Ft x 12.58 Ft

Other 7.25 Ft x 15.58 Ft

2pc Bathroom 2.75 Ft x 6.58 Ft

Dining room 14.17 Ft x 12.33 Ft

Kitchen 14.58 Ft x 13.58 Ft

Living room 14.58 Ft x 11.92 Ft

Listing Presented By:



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