

\$633,500 - 208, 2717 17 Street Sw, Calgary

MLS® #A2267999

\$633,500

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Striking design and concrete construction set this four-level townhome apart as a rare find in Marda Loop. Built with ICF, steel, and concrete, it's rock-solid, whisper-quiet, and designed for efficiency with radiant in-floor heating and condo fees that include every utility except electricity, so you'll never sweat over fluctuating bills again. Inside, sunlight pours through floor-to-ceiling windows, highlighting the open-concept main floor with hardwood floors, a sleek quartz kitchen, and a defined dining space for real entertaining (not just bar-stool meals). Step out to your private front patio for a glass of wine or weekend grilling gas hookup included. Upstairs, two generous bedrooms, a spa-style bath with heated tile floors, and a dedicated laundry room keep things practical. The entire third floor is your primary retreat: a massive walk-in closet, a luxe spa ensuite, and a private terrace made for slow mornings or sunset cocktails. And yes there's a rooftop patio with city and mountain views that will stop you in your tracks. Extras: TWO titled, heated underground parking stalls (rare in South Calgary!), smart wiring, A/C, in-unit storage, and a well-managed, pet-friendly complex & listed \$125,000 below city assessment! All of this in the heart of Marda Loop steps to caf s, parks, boutiques, and 10 minutes to downtown. Modern architecture, zero compromise, and unreal value.



Built in 2016

Essential Information

MLS® #	A2267999
Price	\$633,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,740
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	208, 2717 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4N4

Amenities

Amenities	Bicycle Storage, Snow Removal, Trash
Parking Spaces	2
Parking	Parkade, Titled, Underground, Secured
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor, Radiant
Cooling	Wall Unit(s)

# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers
Roof	Flat Torch Membrane
Construction	Concrete, Stucco, Metal Frame
Foundation	Piling(s), ICF Block

Additional Information

Date Listed	October 30th, 2025
Days on Market	21
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.