

\$633,500 - 204, 2717 17 Street Sw, Calgary

MLS® #A2258554

\$633,500

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Bold design meets urban edge in this four-level concrete townhome by renowned architect Jeremy Sturgess. Located in the heart of Marda Loop, itâ€™s anything but ordinary â€“ with rooftop views, floor-to-ceiling windows, and sleek modern lines throughout. Inside, high ceilings, hardwood floors, and in-floor heating set the tone. The open main level features a streamlined kitchen, a defined dining area, and a private front patio with a gas line for summer nights. Upstairs offers two large bedrooms, a full bath with heated tile, and a proper laundry room. The third floor is your full-floor primary retreat with walk-in closet, luxe ensuite, and a private terrace. Crowned by a rooftop patio with city and mountain views, this home delivers on every level. Extras include smart wiring, A/C, underground titled parking, and low-maintenance living in a pet-friendly complex â€“ all just steps from cafÃ©s, boutiques, and downtown in minutes.

Built in 2016

Essential Information

MLS® #	A2258554
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	Townhouse
Status	Active

Community Information

Address	204, 2717 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4N4

Amenities

Amenities	Storage, Bicycle Storage, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

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, 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	September 19th, 2025
Days on Market	34
Zoning	M-C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.