

# \$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          | 3 Storey      |
| 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      | Bicycle Storage, Snow Removal, Storage, 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, Wall/Window Air Conditioner, Washer, Window Coverings     |
| 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, Metal Frame, Stucco                                             |
| Foundation        | Piling(s), ICF Block                                                      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 30                   |
| Zoning         | M-C1                 |

**Listing Details**

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

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