

\$624,900 - 213, 2717 17 Street Sw, Calgary

MLS® #A2117489

\$624,900

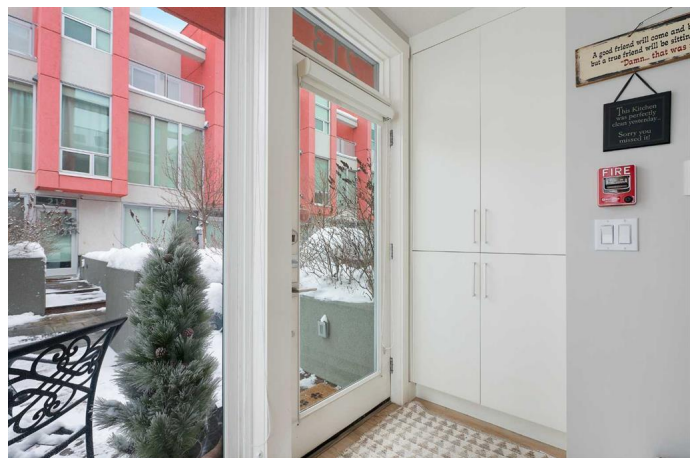
2 Bedroom, 3.00 Bathroom, 1,494 sqft

Residential on 0.36 Acres

South Calgary, Calgary, Alberta

Crafted by the renowned Jeremy Sturgess, this exceptionally designed & sophisticated end unit, framed in sleek steel, stands out in coveted South Calgary. The main floor welcomes with an open layout, perfect for hosting gatherings. A central gourmet kitchen, boasting quartz countertops, a generous island with an eating bar, ample storage, and stainless steel appliances, anchors the space. On one side, a relaxed dining area, adorned with floor-to-ceiling windows and patio access, harmonizes with the bright living area on the other. Ascending to the second level reveals two generously sized bedrooms, each accompanied by its own private ensuite bath. The primary suite stands out with its lofty ceiling and luxurious four-piece bath featuring dual sinks and a walk-in shower. The third level beckons with a versatile flex space and access to the rooftop patio, commanding breathtaking westward views and equipped with a gas line for effortless BBQ evenings, perfect for savoring balmy summer nights. Noteworthy features include new vinyl plank flooring, one titled underground parking stall, an assigned storage locker, and inclusive condo fees covering all except electricity. Revel in the prime location, within walking distance to vibrant Marda Loop, River Park, South Calgary Community Association, schools, shopping, and public transit, with the downtown core mere minutes away.

Built in 2016



Essential Information

MLS® #	A2117489
Price	\$624,900
Sold Price	\$639,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,494
Acres	0.36
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	213, 2717 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4N3

Amenities

Amenities	Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Rubber
Construction	Composite Siding, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2024
Date Sold	April 9th, 2024
Days on Market	15
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.