

\$1,587,000 - 303, 3030 17 Street Sw, Calgary

MLS® #A2153168

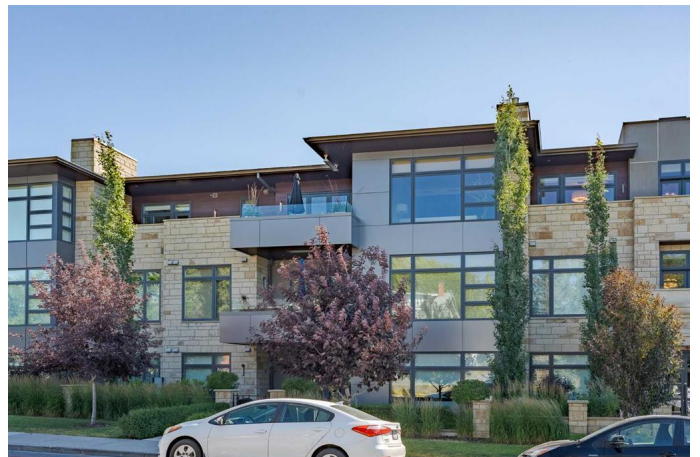
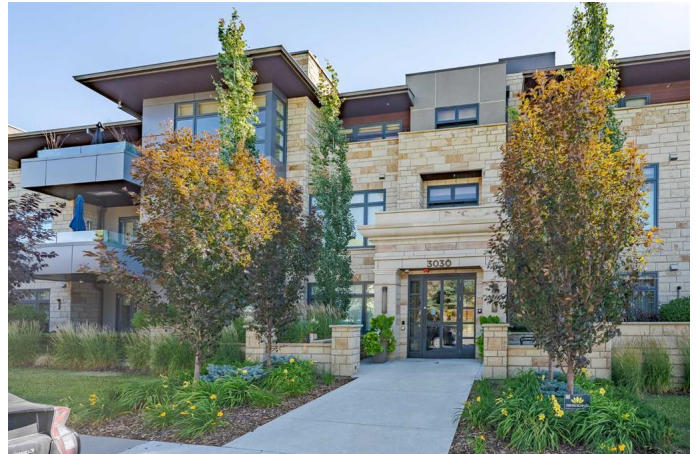
\$1,587,000

2 Bedroom, 2.00 Bathroom, 1,619 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Presenting an unparalleled opportunity to own a penthouse in the vibrant, art-centered community of South Calgary. The Residences of King Edward is an exclusive building and home to only 18 custom luxury flats built by the esteemed Rockwood Custom Homes. This exquisite two-bedroom plus den residence boasts an open floor plan, over 1600 sq ft, soaring ceilings and epitomizes luxury with its sophisticated design, premium finishes, and expansive indoor-outdoor living spaces. Step into a luminous haven featuring high tray ceilings and floor-to-ceiling triple pane windows that flood the space with natural light. The condo seamlessly blends indoor and outdoor living with innovative nano doors leading to the west-facing terrace. The terrace is also heated, perfect for year-round enjoyment. The expansive, private west facing balcony provides a tranquil retreat and is a perfect spot to relax or entertain. An upgraded fireplace with built-ins serves as a striking focal point for the living area, while solid core doors and radiant in-floor heating ensure quiet, comfort, and energy efficiency. The kitchen is a culinary masterpiece, designed for both function and style. Leather-finish granite countertops provide a unique and luxurious surface, and top-of-the-line integrated appliances ensure a seamless cooking experience. Custom cabinetry offers ample storage and organization. Retreat to the serene and luxurious bedrooms,



each designed for maximum comfort. The primary bedroom features direct access to the terrace, and a large walk-in dressing closet. The hotel-like ensuite provides dual vanities, a large steam shower, and a free-standing bathtub. The second bedroom includes a designated balcony, another extensive walk-in closet for extra storage and a conveniently located three-piece bath.

This penthouse is equipped with the latest in home automation and entertainment. Elan home automation with a Sonos system allows for seamless control of your home environment. The "Frame" TVs and lighting upgrades add a touch of modern luxury.

Every detail has been considered to enhance your lifestyle. Two titled parking spots ensure convenience and security for your vehicles. A large and designated storage area provides ample space for all your belongings.

Nestled in the heart of South Calgary, this penthouse offers easy access to the trendy Marda Loop, renowned for its dining and shopping experiences. The vibrant community enhances the appeal of this luxurious home, making it a perfect place to live and invest.

Enjoy the close proximity to South Calgary Park, pet friendly River Park and set amidst vibrant arts and cultural hub - cSPACE.

Schedule a private tour today and discover the exceptional quality and elegance that awaits you.

Built in 2019

Essential Information

MLS® #	A2153168
Price	\$1,587,000
Sold Price	\$1,535,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,619
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	303, 3030 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6X3

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Double Vanity, Kitchen Island, No Smoking Home, See Remarks, Soaking Tub, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Washer, Built-In Refrigerator, Gas Range, Range Hood, Window Coverings, Wine Refrigerator
Heating	Fan Coil, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame, Stone, Stucco

Additional Information

Date Listed	August 2nd, 2024
Date Sold	December 11th, 2024
Days on Market	131
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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