

# \$617,000 - 209, 2717 17 Street Sw, Calgary

MLS® #A2198657

**\$617,000**

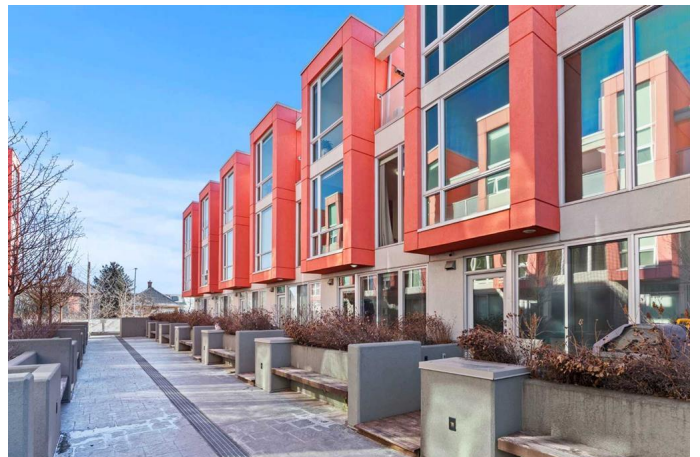
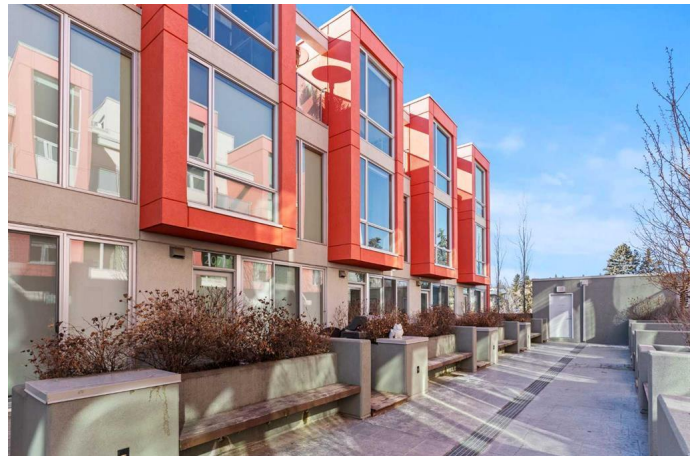
2 Bedroom, 3.00 Bathroom, 1,375 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Not all townhomes are created equal, this one stands out.! A rare find in SOUTH CALGARY, offering modern design, stunning outdoor spaces, and a ROOFTOP PATIO just minutes from MARDa LOOP. Welcome to GLAS on 17th, an opportunity to own a beautifully designed three-story townhome in one of Calgary's most sought-after communities. With its sleek architecture, high-end finishes, and incredible indoor-outdoor living, this 2-bedroom, 2.5-bath home is more than just a place to live, it's a LIFESTYLE.

From the moment you step inside, you'll notice the care and attention this home has received, from its FIRST AND ONLY OWNERS. Unlike many others, it has never been rented out, and has always been professionally cleaned, ensuring it feels fresh, welcoming, and exceptionally well cared for. Natural light floods the main floor through FLOOR-TO-CEILING WINDOWS at both ends, creating a bright, open feel. The front dining area flows into a sleek kitchen with quartz countertops, built-in stainless steel appliances, and modern cabinetry. At the south end, basking in the sunlight, is the living room, a perfect spot for relaxing or entertaining.

The primary bedroom offers a private escape with a soaking tub and modern finishes. The second bedroom features its own ensuite with a glass walk-in shower, making it ideal for guests or a home office. But the true



showstopper??? Your PRIVATE ROOFTOP PATIO! Whether you're soaking in the sun during the day, enjoying happy hour, or watching the sunset melt into the horizon, this space is designed to be enjoyed year-round. As night falls, cozy up under the stars for movie night, or experience nature's own cinematic show, watch the northern lights dance, the chinook clouds roll in, or enjoy the thrill of storm watching from the perfect vantage point. With a gas hookup for your BBQ, hosting friends has never been easier.

Additional highlights include a charming FRONT PATIO with a gas hookup, radiant in-floor heating throughout the entire home for unmatched comfort, and heated UNDERGROUND PARKING for year-round convenience. Built with ICF concrete and steel construction, this home is very quiet, energy-efficient, incredibly durable, and built to last.

Located in the heart of South Calgary, this home offers the perfect blend of tranquility and urban convenience. Just a short stroll from MARDA LOOP'S vibrant cafés, boutique shops, and top-rated restaurants, you'll love the WALKABLE LIFESTYLE this community provides. Right across the street, The Little Green Mart is a beloved, family-owned convenience store, and has everything you need and more, and truly lives up to its name. After a night out at popular spots like Merchants or any of the fantastic nearby pubs and eateries, enjoy the unbeatable convenience of walking home. This is inner-city living at its finest, a home that offers modern luxury, a PRIME LOCATION and an unbeatable lifestyle. Love where you live. Schedule your private viewing and see why this home is the perfect fit.

Built in 2016

### Essential Information

MLS® #	A2198657
Price	\$617,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	209, 2717 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4N4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings,

	Wall/Window Air Conditioner
Heating	In Floor, Radiant
Cooling	Wall Unit(s)
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Courtyard, Other
Lot Description	See Remarks
Roof	Flat, Rubber
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	M-C1

### **Listing Details**

Listing Office	CIR 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.