



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2717 17 Street #210, Calgary T2T 4N4**

MLS® #: **A2166844**      Area: **South Calgary**      Listing Date: **09/26/24**      List Price: **\$679,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2016**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Finished Floor Area  
 Abv Sqft: **1,732**  
 Low Sqft:  
 Ttl Sqft: **1,732**

DOM

**86**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting, Underground Sprinklers, Treed**  
 Park Feat: **Parkade, Secured, Titled, Underground**

Utilities and Features

Roof: **Flat Torch Membrane**  
 Heating: **In Floor, Radiant**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Courtyard**

Construction: **Concrete, Metal Frame, Stucco**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **ICF Block, Piling(s)**

Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`0" x 10`3"	Kitchen	Main	10`9" x 15`0"
Living Room	Main	14`6" x 12`5"	Pantry	Main	
Storage	Main		2pc Bathroom	Main	2`11" x 6`2"
Bedroom	Second	14`6" x 9`6"	Bedroom	Second	14`5" x 11`5"
Laundry	Second		4pc Bathroom	Second	7`5" x 15`8"
5pc Ensuite bath	Third	7`5" x 15`8"	Bedroom - Primary	Third	14`6" x 10`9"
Walk-In Closet	Third	6`5" x 11`5"			

Condo Fee:  
**\$806**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1612281**

Remarks

Pub Rmks: **Discover this exceptional four-story townhome designed by celebrated architect Jeremy Sturgess and built by a renowned Calgary developer, offering the perfect blend of luxury and sustainable living. This home's robust steel and concrete construction enhances fire safety and soundproofing, creating a quiet, secure sanctuary right in the heart of Calgary. Step through a private courtyard patio with a BBQ gas line into an open, light-filled space featuring high ceilings, floor-to-ceiling windows on every level, and rich hardwood floors. The sleek kitchen boasts quartz countertops, solid maple cabinetry, and a clean, modern aesthetic. The second floor is thoughtfully designed with two spacious bedrooms, a laundry room, and a stylish bathroom complete with heated tile floors. Escape to the primary suite on the third floor, with a spa-like ensuite, oversized walk-in closet, and private deck—perfect for your morning coffee ritual. An impressive fourth-floor rooftop deck, with gas hookup and sweeping city and west-facing views, offers the ultimate space for entertaining or unwinding under the stars. Additional perks include smart wiring, air conditioning, two titled underground parking stalls, and pet-friendly policies. Enjoy hassle-free living with condo fees covering nearly everything except electricity. Steps away from Marda Loop's vibrant parks, pools, cafes, and only 10 minutes from downtown Calgary. Seize this rare opportunity—modern luxury and unbeatable value await you!**

Inclusions: **HRV, Wall Air Conditioner (3), Wall Air Conditioning Remotes (3), Garage Remote, Key**  
Property Listed By: **eXp Realty**

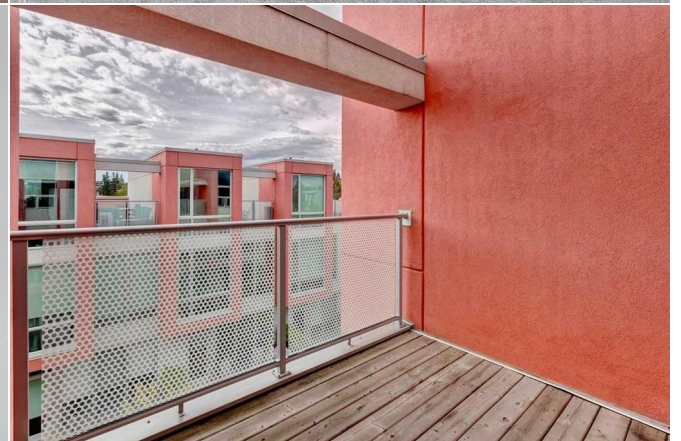
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







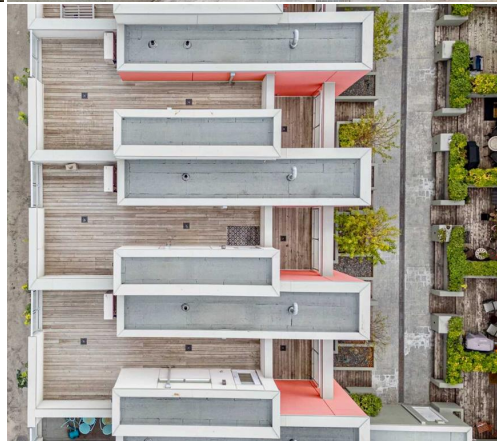
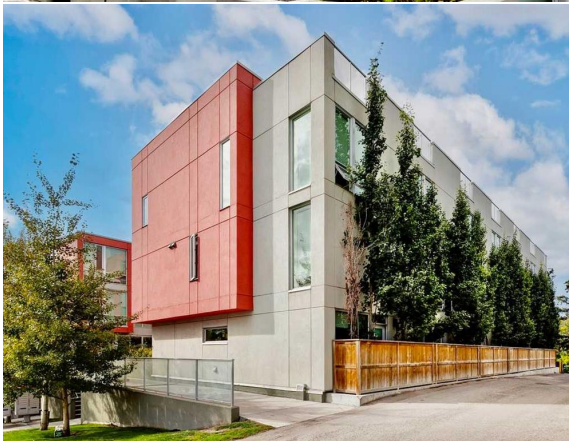




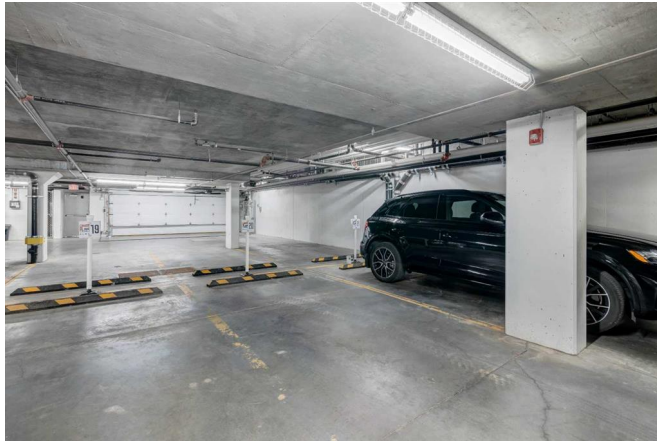






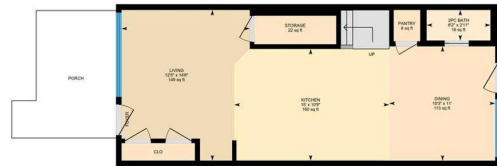






**210-2717 17 St SW, Calgary, AB**

Main Floor Exterior Area 570.04 sq ft  
Interior Area 518.73 sq ft



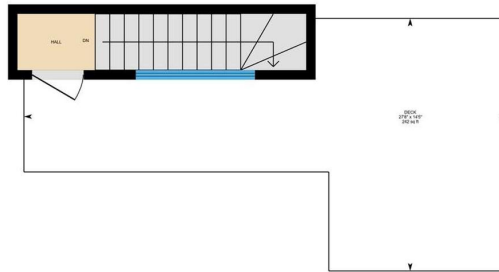
PREPARED: 2024/09/24



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**210-2717 17 St SW, Calgary, AB**

4th Floor Exterior Area 75.35 sq ft  
Interior Area 52.93 sq ft



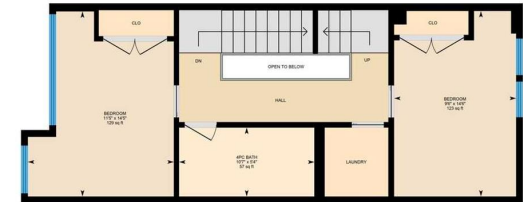
PREPARED: 2024/09/24



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**210-2717 17 St SW, Calgary, AB**

2nd Floor Exterior Area 572.24 sq ft  
Interior Area 513.38 sq ft  
Excluded Area 18.16 sq ft



PREPARED: 2024/09/24



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**210-2717 17 St SW, Calgary, AB**

3rd Floor Exterior Area 588.78 sq ft  
Interior Area 451.04 sq ft



PREPARED: 2024/09/24



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