



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2717 17 Street #214, Calgary T2T 4N4**

MLS®#: **A2166846** Area: **South Calgary** Listing Date: **09/26/24** List Price: **\$639,900**  
 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:

Access:

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

DOM

**86**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

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: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, 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
Dining Room	Main	10`10" x 17`0"
Living Room	Main	12`5" x 8`2"
Bedroom	Second	14`6" x 12`11"
5pc Bathroom	Second	5`6" x 14`0"
5pc Ensuite bath	Third	4`11" x 27`3"

Room	Level	Dimensions
Kitchen	Main	7`7" x 22`2"
2pc Bathroom	Main	4`4" x 5`11"
Laundry	Second	8`4" x 5`0"
Bedroom - Primary	Third	9`3" x 17`6"
Walk-In Closet	Third	4`3" x 10`7"

Legal/Tax/Financial

Condo Fee:  
**\$719**

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

Zoning:  
**M-C1**

Legal Desc: **1612281**

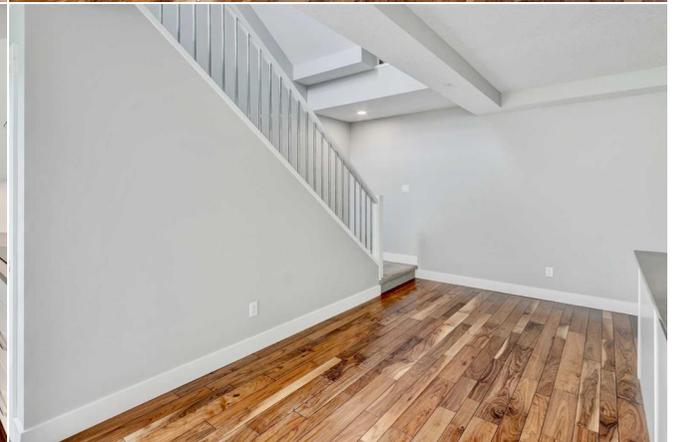
Remarks

Pub Rmks: **Don't miss this eco-friendly, four-story townhome in the heart of Marda Loop—perfect for the modern professional! Designed by renowned architect Jeremy Sturgess and built by an award-winning Calgary developer, GLAS is all about style, luxury, and convenience. This end unit stands out with durable steel and concrete construction for added fire safety and soundproofing. Step into your private oasis through a front courtyard patio with a BBQ gas hookup. Inside, you'll find an open floor plan with high ceilings, floor-to-ceiling windows on every level, hardwood floors, sleek quartz countertops, and solid maple cabinetry—ideal for entertaining or unwinding after a busy day. The second floor offers a spacious bedroom, a luxurious spa bathroom with heated tile floors, and an in-suite laundry room for extra convenience. The penthouse primary suite features a walk-in closet that dreams are made of, and a resort-style ensuite. Step out onto your private deck and enjoy your morning coffee. For the ultimate in outdoor living, head to the rooftop deck with stunning city views and a gas hookup for hosting friends. With smart wiring, air-conditioning, titled underground parking, and pet-friendly policies, this is truly maintenance-free living at its best. Low condo fees cover everything except electricity. Just steps from parks, pools, and some of Calgary's best spots, and only 10 minutes to downtown, this townhome is the perfect blend of luxury and convenience.**

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

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





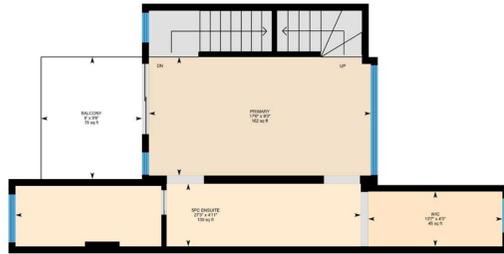






214-2717 17 St SW, Calgary, AB

3rd Floor Exterior Area 475.96 sq ft  
Interior Area 412.17 sq ft



PREPARED 2024/03/24



While regions are excluded from total floor area in GSE/DE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.