



**204, 2717 17 Street SW, Calgary, Alberta - \$633,500**



Main Photo

## Property Description

Bold design meets urban edge in this four-level concrete townhome by renowned architect Jeremy Sturgess. Located in the heart of Marda Loop, it's anything but ordinary — with rooftop views, floor-to-ceiling windows, and sleek modern lines throughout. Inside, high ceilings, hardwood floors, and in-floor heating set the tone. The open main level features a streamlined kitchen, a defined dining area, and a private front patio with a gas line for summer nights. Upstairs offers two large bedrooms, a full bath with heated tile, and a proper laundry room. The third floor is your full-floor primary retreat with walk-in closet, luxe ensuite, and a private terrace. Crowned by a rooftop patio with city and mountain views, this home delivers on every level. Extras include smart wiring, A/C, underground titled parking, and low-maintenance living in a pet-friendly complex — all just steps from cafés, boutiques, and downtown in minutes.

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