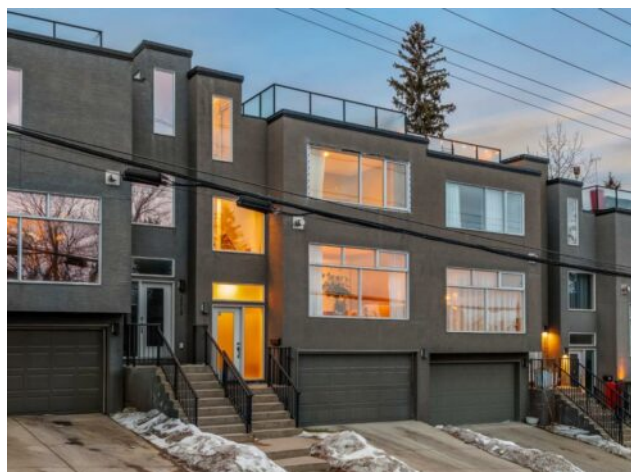


2915 17 Street SW
Calgary, Alberta

MLS # A2282168



\$799,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,541 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Exhaust Fan, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	A/C, Built-in Oven, Electric Cooktop, Dishwasher, Dryer, Garage Controls, Garburator, Humidifier, Microwave, Range Hood, Washer, Window Coverings		

An iconic view from an unforgettable rooftop patio in the heart of Marda Loop. This 3 bedroom, 2.5 bathroom unit is walking distance to endless green spaces, local retail, and the weekly farmer's market hosted at C-Space Art Collective half a block away. With tons of versatile space across 3 levels, this east facing home includes gleaming hardwood flooring, 2 gas fireplaces, and expansive windows that illuminate the entire main floor living area with natural light. The fully stocked chef's kitchen features granite countertops, stainless steel appliances, a large island prep station, and dedicated food pantry, seamlessly integrating into the open concept living room that was specially crafted for entertaining. Wake up to the most beautiful sunrises with a full panoramic view from the primary bedroom upstairs, a spacious walk-in closet with built-in organizers, and a breathtaking ensuite that includes a jetted tub and rain shower with bench. The second level also boasts an additional large bedroom with its own independent ensuite for extra comfort and privacy. Indulge in plenty of storage space throughout the home, along with a third bedroom below that can be easily converted into a flex space to fit your unique lifestyle needs. The convenient double attached insulated garage is perfect for avoiding cold Calgary winters, while the ice cold A/C is ideal for beating the summer heat. Notable recent upgrades include paint throughout, newer flooring and torch-on membrane updating to the rooftop (which is fully fit for a hot tub). Situated in a highly coveted pedestrian-oriented community, walking distance to the South Calgary Outdoor Pool, shops along 33rd Avenue, and with quick access to 17th Ave SW, 14th Street and Crowchild Trail. This is being sold as an investment property and the lovely tenant in place has a lease that expires February 2029. The current rent is \$3,100 per

month and tenant is responsible for own utilities.