2915 17 Street SW

Calgary | Active | MLS® A2290603

$724,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2009**	**1,541.19 sq. ft.**

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Listed by CIR Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2290603
Bedrooms	3
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Townhouse
Total Living Area:	1,541.19 sq. ft.
Main Level Finished Area:	753.09 sq. ft.
Below Grade Finished Area:	665.1 sq. ft.
Condo Fee:	$200.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Reserve Fund Contributions, Snow Removal
Lot Area:	1,200 sq. ft.
Lot Frontage:	24'
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	0910494
Heating:	Exhaust Fan, Forced Air, Humidity Control, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco
Structure Type:	Four Plex
Roof:	Flat Torch Membrane
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Double Sided, Gas, Gas Starter, Glass Doors, Living Room, Primary Bedroom, Metal, See Through, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Hall, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	None
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Garburator, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	A/C, Built-in Oven, Electric Cooktop, Dishwasher, Dryer, Garage Controls, Garburator, Humidifier, Microwave, Range Hood, Washer, Window Coverings
Restrictions:	None Known
Pets Allowed:	Yes

Main Floor	Dining Room · 15'11" × 9'1" ·
Main Floor	Kitchen · 16'9" × 8'7" ·
Main Floor	Living Room · 15'7" × 13' ·
Main Floor	Pantry · 3'10" × 2' ·
Main Floor	Storage · 2'7" × 2' ·
Main Floor	Foyer · 7'2" × 3'5" ·
Upper Level	Bedroom · 12'6" × 10'3" ·
Upper Level	Bedroom - Primary · 15'6" × 13' ·
Upper Level	Walk-In Closet · 8'3" × 5'7" ·
Basement	Bedroom · 15'10" × 7'4" ·
Basement	Furnace/Utility Room · 7'4" × 6'8" ·
Basement	Storage · 3'6" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior 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
Exterior Features:	Private Entrance
Patio And Porch Features:	Patio
Lot Features:	Landscaped, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Mar 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2915-17-street-sw-calgary-a2290603/

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