$839,000 - 2826 17 Street Sw, Calgary

MLS® #A2200058

$839,000

3 Bedroom, 3.00 Bathroom, 1,297 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Custom Inner-City Townhome with Rooftop Patio & City Views

This stunning custom-built townhome by Bella Developments, designed by Flechas Architecture, embodies Scandinavian minimalism with its clean lines and functional design. Offering 3 bedrooms, 3 full bathrooms, and over 2,240 sq. ft. of total living space, this home is thoughtfully crafted for elevated inner-city living.

The main level features a private balcony, perfect for enjoying morning coffee, while the fully developed walk-out basement with soaring 9â€™ ceilings opens directly onto a private backyard. The true highlight of the home is the expansive 362 sq. ft. rooftop patio, providing breathtaking west-facing city views and the ideal setting for outdoor entertaining.

The striking exterior blends four premium materialsâ€"cool white stucco, bold standing seam metal, sleek black Hardie board, and rich stained woodâ€"creating a visually stunning yet timeless facade. Inside, the warm finishes seamlessly connect the exterior to the interiors, with generous walnut detailing and natural tile accents throughout.

Designed for both style and function, the open-concept main floor features 7â€¢ wide plank engineered hardwood flooring, a custom walnut butcher block waterfall eating bar, and

a bright and airy layout. The fully developed walk-out basement adds versatile living space, perfect for a home office, gym, or family room.

Recent upgrades include hardwood flooring throughout, fresh paint and baseboards, custom built-in wardrobes in the primary and second bedrooms, a new washer and dryer installed in October 2024, and tinted windows on the main floor and walk-out level for enhanced privacy and energy efficiency.

The garage is designed for maximum functionality, easily accommodating most vehicles while offering additional storage or the potential for a personal workout space. Additional features include air conditioning and a skylight, adding to the home€™s comfort and modern appeal.

Located in the heart of South Calgary, this home is within walking distance of Marda Loop, Our Daily Brett, C-Space, and South Calgary Park, offering the perfect blend of urban convenience and peaceful residential living.

This is an opportunity to own a one-of-a-kind townhome with an exceptional rooftop patio, modern upgrades, and a fully developed walk-out basement. Contact for more details or to schedule a private viewing.

Built in 2021

Essential Information

MLS® #	A2200058
Price	$839,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,297

Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2826 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6Z2

Amenities

Amenities	None
Parking Spaces	1
Parking	Alley Access, Insulated, Single Garage Detached
# of Garages	1

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Bar, Built-in Features, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Bar Fridge, Gas Oven, Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Front Yard

Roof	Flat Torch Membrane
Construction	Metal Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	55
Zoning	M-C1

Listing Details

| Listing Office | Real Broker |