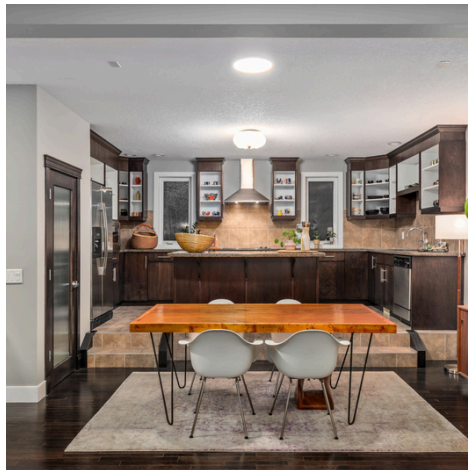
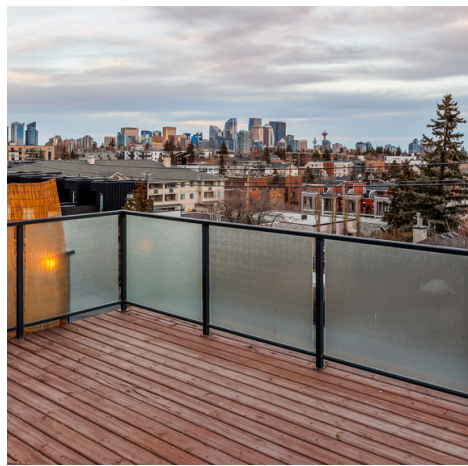




2915 17 STREET SW

MODERN MARDA LOOP



A HOME CHARACTERIZED BY **TIMELESS** FINISHINGS AND **CONVENIENT** AMENITIES.

Iconic city views and an incredible rooftop patio await in the heart of Marda Loop. This 3-bedroom, 2.5-bathroom, east-facing home offers bright, open-concept living across three levels, featuring hardwood floors, expansive windows, two gas fireplaces, and a chef's kitchen with granite countertops, stainless steel appliances, and a large island. The primary retreat boasts panoramic sunrise views, a walk-in closet, and a spa-inspired ensuite, while a spacious second bedroom also includes its own private ensuite. A versatile third bedroom/flex space, double attached insulated garage, A/C, and recent updates add comfort and convenience. All just steps away from greenspaces, shops, the local farmers' market, and abundant amenities found along 33rd Avenue.

PROPERTY FEATURES

- Double Attached Garage
- Central Air Conditioning
- Kitchen Island & Pantry
- Walk-in Closet
- City Views
- Jetted Tub & Rain Shower
- Gas Fireplaces
- Rooftop Patio

SELECTED TO SHOW THE BEST OF CALGARY

South Calgary is a lively, trendy neighbourhood within Marda Loop that offers the perfect mix of urban energy and community charm. Stroll along its bustling streets to discover unique shops, cozy cafés, restaurants, and entertainment all within walking distance. With nearby parks, schools, and easy access to Crowchild Trail and 17th Avenue SW, this area provides both convenience and a vibrant, connected lifestyle just minutes from Calgary's Downtown Core.

● Restaurants & Bars

- Our Daily Brett Market & Cafe
- IBU Restaurant and Bar
- Brioche by AVITUS
- Aroma Café Bar
- DOPO
- Bella's Italiana
- Marda Loop Brewing Company
- Belmont Diner
- Le Comptoir, by Francois
- Globefish Sushi & Izakaya
- Deville Coffee
- AVITUS Wine Bar
- Sammie
- Bar Rocca
- Boogie's Burgers
- Village Ice Cream
- Phil & Sebastian Coffee Co
- Big Fish & Open Range
- Merchants
- Side Hustle
- Diner Deluxe
- Annabelle's Kitchen
- Distilled Coffee House

● Education

- Mount Royal School
- Code Ninjas
- Giuffre Family Public Library
- Kids & Company
- Richmond School
- Dr. Oakley School
- Rundle Academy
- William Reid School
- Marda Loop Community Association Preschool
- Altadore School

● Shopping

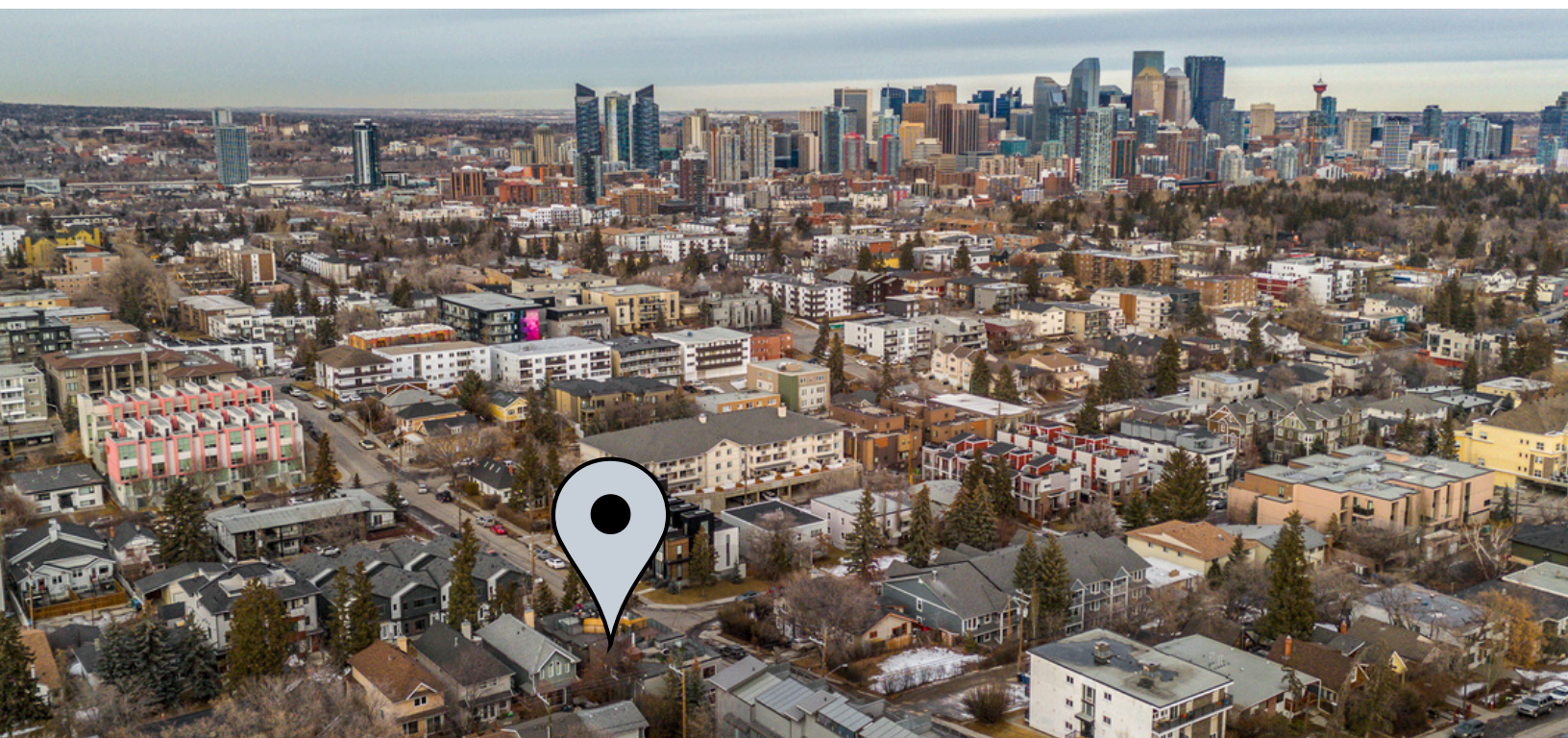
- Blush Lane Organic Market
- Safeway Garrison Woods
- Tres Marias Mexican Food Market
- CSpace Farmers & Maker's Market
- Highlander Wine & Spirits
- Shoppers Drug Mart
- Al Frache's Flowers
- The Shops at Avenue Thirty Four
- 17th Avenue Retail & Entertainment District

● Parks & Recreation

- 20 Street Playground
- Marda Loop Community Garden
- Marda Loop Outdoor Rink & South Calgary Outdoor Pool
- Kiwanis Park
- River Park Off-Leash Area
- Sandy Beach Park

● Health & Wellness

- F45 Training Marda Loop
- Orangetheory Fitness
- YYC Cycle Spin Studio
- Club Pilates
- Go Performance Fitness Lab
- Hot Shop Hot Yoga
- Leela Eco Spa
- Marda Loop Medical Clinic
- Alta Physio
- Pharm Drugstore
- Marda Loop Dental Choice
- Essence Wellness Clinic
- Cūro Chiropractic





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