

# \$1,425,000 - 204, 3030 17 Street Sw, Calgary

MLS® #A2186423

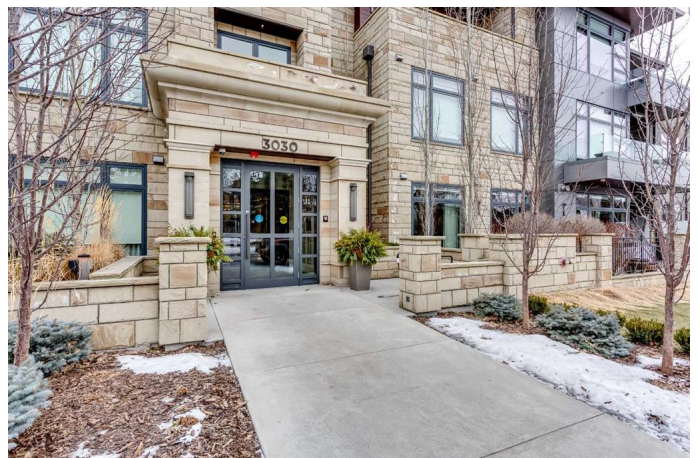
**\$1,425,000**

2 Bedroom, 2.00 Bathroom, 1,451 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Presenting, with great pleasure, a true masterpiece by renowned Rockwood Custom Homes. Welcome to the coveted Residences of King Edward. An exclusive complex comprised of only 18 luxurious custom units, nestled in the vibrant community of South Calgary, a master-planned art and business community featuring cSPACE. This stunning one-of-a-kind condo truly offers luxury living at its finest. Step in and fall in love with the exquisitely appointed living quarters displaying the highest level of craftsmanship. Brilliantly designed, featuring soaring ceilings, masterful signature rockwood fireplace, expansive windows and tri-fold patio doors to the heated deck beautifully capturing the downtown views. You'll love the chef inspired kitchen with its leathered granite tops on back wall & granite on counter sink, offering a Subzero refrigerator, 48" Dacor Gas Cooktop and double oven, Wolf Pro Ventilation Hood, Miele Dishwasher, double built-in Jenn Air drawer fridge, wine fridge, and an amazing walk-in pantry with numerous built-in features. The dream sized master retreat offers a luxurious spa inspired ensuite complete with a deluxe Grohe Rain Shower and telescopic steam shower system, free standing soaker tub, and large walk-in closet. The opposite side contains a second bedroom that's ideal for guests with its dedicated 3 piece bathroom. Highlights include an Elan Smart Home Automation System, Nu Heat heating floor system, quartz counters in bathrooms and



pantry, built in patio heater, custom automated blinds in living/dining room, custom blinds and draperies plus blackout custom curtains in each bedroom, 2 titled underground parking stalls, and a surprisingly large separate storage unit. Located in a highly desirable neighborhood within walking distance to shops and restaurants in Marda Loop, with easy access to downtown, and within close proximity to South Calgary Park, pet friendly River Park, and all this vibrant community has to offer. A rare opportunity not to be missed.

Built in 2019

### **Essential Information**

MLS® #	A2186423
Price	\$1,425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,451
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	204, 3030 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6X3

### **Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	2

Parking	Underground
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## Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Built-in Features, See Remarks, Smart Home
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Window Coverings, Built-In Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	January 15th, 2025
Days on Market	116
Zoning	DC

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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