

# \$3,250,000 - 301, 3030 17 Street Sw, Calgary

MLS® #A2236049

**\$3,250,000**

2 Bedroom, 3.00 Bathroom, 2,521 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

A One-of-a-Kind Luxury Residence at The Residences of King Edward - Discover a truly unparalleled opportunity in Calgary's inner city with this one-of-a-kind, top-floor masterpiece by Rockwood Custom Homes - Calgary's premier luxury custom builder. Located in the exclusive Residences of King Edward, a boutique development of just 18 custom homes, this residence offers a level of craftsmanship and sophistication rarely seen in the city. Perfectly positioned in the heart of South Calgary, steps from cSPACE, the city's leading arts and cultural hub, you'll enjoy the vibrant energy of a creative community alongside the tranquility of thoughtfully designed luxury living. Spanning over 2,500 square feet of refined interiors and an incredible 800+ square feet of outdoor living space, this home seamlessly blends sophisticated design with breathtaking city views. Interior Highlights Include: 10-foot ceilings, a dramatic entryway featuring natural brick, warm wood tones, an oversized coat closet, and statement lighting. A private office/den, beautifully appointed with custom millwork, ceiling detailing, and a striking barn door - perfect for working from home. A showstopping main living space with floor-to-ceiling windows framing unobstructed views of the downtown skyline. A chef-inspired kitchen featuring premium appliances, custom cabinetry, a 6-burner gas range, leathered natural stone countertops, and a custom stainless steel hood fan. A sophisticated dining



area complete with a built-in bar, Sub-Zero wine fridge, and a bespoke hutch for additional style and function. The great room is a true statement, highlighted by custom metalwork on the fireplace and artful open shelving. Outdoor Living at Its Finest! Unwind or entertain on the sprawling wrap-around patio, with accordion-style doors that create seamless indoor-outdoor living. Offering full 360-degree city views, this space is the perfect setting for warm summer evenings or quiet mornings overlooking Calgary's evolving skyline. The serene primary bedroom is anchored by a custom built-in bed and framed by large windows that fill the space with tons of natural light. His and hers closets with underlit clothing bars add an elegant glow, while the spa-inspired ensuite pampers you with a soaker tub, curb-less shower, double vanity, heated floors, and a stunning designer light fixture. A private patio off the primary suite completes the retreat. Additional Features: A beautiful guest bedroom with ensuite + large office/den, a total of 2.5 bathrooms, 3 Secure underground parking stalls & additional storage. Enjoy direct access to boutique shopping, dining, parks, and vibrant arts and culture. This residence is the ultimate blend of luxury, comfort, and inner-city convenience. A home where architectural excellence meets effortless everyday living

Built in 2018

**Essential Information**

MLS® #	A2236049
Price	\$3,250,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,521

Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	301, 3030 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6X3

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Titled, Underground
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Track Lighting, Walk-In Closet(s), Wired for Sound, Beamed Ceilings, Bookcases, Smart Home
Appliances	Microwave, Washer/Dryer, Window Coverings, Wine Refrigerator, Built-In Refrigerator, Built-In Gas Range
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

### **Exterior**

Exterior Features	Awning(s), Built-in Barbecue, Barbecue
Roof	Flat Torch Membrane
Construction	Mixed, Stone, Stucco, Wood Frame

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	10
Zoning	DC

**Listing Details**

Listing Office	Grey Rock Properties
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