

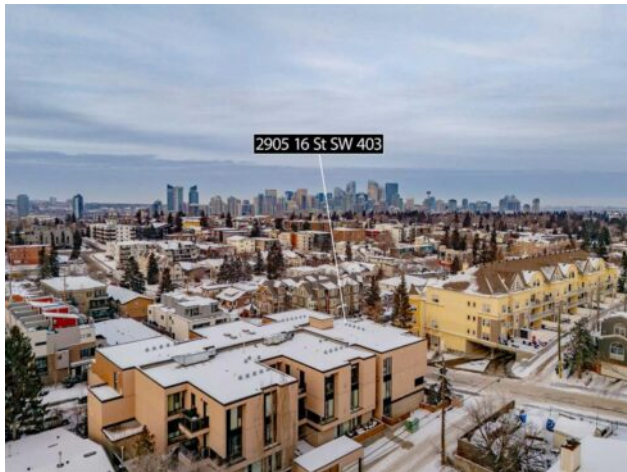


GRASSROOTS
REALTY GROUP

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403, 2905 16 Street SW
Calgary, Alberta

MLS # A2300095



\$599,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,445 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 787
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: all window coverings

Penthouse living awaits in this stunning, 3 bedroom, 3 bath home with over 1400sqft of thoughtfully designed living space! The open concept layout has 9 ft ceilings, floor to ceiling windows to bring in plenty of natural light and high end finishings throughout. The chef inspired kitchen features lacquered cabinetry, stainless steel appliances, quartz counters, and a large island with breakfast bar overlooking the dining and living rooms - ideal for entertaining. Step out from the dining room unto the balcony to enjoy the downtown, while your spacious living room is anchored by a striking marble-tiled gas fireplace. The primary bedroom has a 5 piece ensuite and an oversized walk-in closet with built-in organizers. 2 additional bedrooms are well proportioned - one with a walk-in closet - are conveniently located near 2 full bathrooms, perfect for sharing or guests. Insuite laundry and a tiled stall in the underground parkade complete this home. Located within an easy walk to Marda Loop and it's many shops, restaurants and amenities, plus with a quick commute to downtown, this home is not to be missed!