



2, 3712 16 Street SW
Calgary, Alberta

MLS # A2315904

\$725,000



Division:	Altadore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,804 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: upper level fridge

Welcome to this stylish 2008 three-storey townhome in sought-after Altadore, offering roughly 1,800 sq. ft. of well-designed living space just steps from Marda Loop, River Park, and Sandy Beach. Enjoy the ultimate inner-city lifestyle with walkable restaurants, coffee shops, fitness studios, local shops, transit, and quick access to downtown. The main floor features an open layout with 9' ceilings, hardwood floors, a gas fireplace with built-ins, a computer nook, and a modern kitchen with quartz counters, stainless steel appliances, gas stove, sleek cabinetry, and an island/eating bar. The second level includes two generous bedrooms including a primary retreat with walk-in closet and ensuite, plus upper laundry and a full bath. The vaulted third floor is a highlight: bright, spacious, and complete with a wet bar and full ensuite, making it ideal as a second primary bedroom, guest space, office, studio, or private flex area. This dual-suite setup offers excellent versatility for roommates, investors, extended family, or anyone wanting extra separation. An unfinished basement provides future potential, while the private patio/yard, single detached garage, and central A/C add everyday convenience. A fantastic opportunity to enjoy the energy and amenities of Marda Loop while staying minutes from Calgary's downtown core.