



GRASSROOTS

REALTY GROUP

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**2, 3716 16 Street SW
Calgary, Alberta**

MLS # A2322311



\$700,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,206 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape | | |

| | | | |
|--------------------|--------------------------------|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 347 |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-CG d72 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: TV Mounts

Located in the heart of Altadore, one of Calgary's most sought-after inner-city communities, this beautifully appointed 2+1 bedroom townhome offers over 1,900 square feet of thoughtfully designed living space, complete with a private fenced yard and exceptional access to parks, pathways, and the amenities of Marda Loop. The main level welcomes you with rich hardwood flooring, soaring ceilings, and an open-concept layout designed for both everyday living and entertaining. The spacious living room is anchored by a striking floor-to-ceiling fireplace, while the adjacent dining area flows seamlessly into the stylish kitchen featuring quartz countertops, dark cabinetry, stainless steel appliances, and ample storage. A convenient powder room completes the main floor. Upstairs, two generously sized bedrooms each enjoy the privacy of their own ensuite bathroom. The primary retreat features a walk-in closet and a luxurious ensuite with dual vanities and an oversized shower. The second bedroom offers excellent closet space and a beautifully appointed four-piece ensuite. A conveniently located upper-level laundry area adds everyday practicality. The fully developed lower level provides valuable additional living space, featuring a large family and media room, a third bedroom, and a full bathroom—perfect for guests, a home office, or growing families. Additional highlights include central air conditioning, a tankless hot water system, and a detached single garage. As a rear unit, the home enjoys added privacy along with a spacious deck and fenced yard, creating the perfect setting for outdoor entertaining, pets, or simply relaxing outdoors. Just steps from Kiwanis Park, River Park, off-leash areas, and the extensive pathway network, this exceptional location also places you moments from the shops, restaurants, cafés, and services of vibrant

Marda Loop. With excellent schools, transit, and quick access to downtown, this home offers the perfect balance of urban convenience and neighbourhood charm.