



GRASSROOTS

REALTY GROUP

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**3408 16 Street SW
Calgary, Alberta**

MLS # A2322479



\$699,900

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,780 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Beautifully updated and move in ready in sought after South Calgary! This charming semi-detached two-storey offers 1,780 square feet of developed living space, welcoming you with a classic wrap around porch, timber accented entry, and a bold blue door. Step inside and warm hardwood flows through an open concept main floor built for both everyday living and easy entertaining. The kitchen shines with crisp white cabinetry, full stainless appliances, a glass paned pantry, and a raised eat up breakfast bar that comfortably seats three. Just beyond, the dining area sits in a sunny bay window beneath a designer chandelier, while the inviting living room centres on a cozy tiled gas fireplace with sliding doors opening directly to the back deck. With its easy flow and connected spaces, the main level is ideal for gatherings with family and friends. A second front family room, wrapped in light from oversized bay windows, adds valuable everyday flexibility, with a convenient main floor powder room completing this level. Upstairs, a peaceful retreat awaits at the end of the day. The spacious primary bedroom is a true sanctuary, filled with morning light from its bright bay window and offering a walk in closet and a private three piece ensuite to unwind in after a long day. Two additional bedrooms provide comfortable, sunlit space that adapts effortlessly to growing families, overnight guests, a cheerful nursery, or that work from home office you have been dreaming of, all served by a full four piece bathroom. Wake up to leafy treetop views and the quiet calm of an established inner city street. The undeveloped basement offers excellent storage, houses the laundry, and gives you a blank canvas to develop additional living space exactly to your taste down the road. Outside, the private and fully fenced backyard enjoys southwest exposure that bathes the space in afternoon and

evening sun. Spend warm summer days lounging on the spacious deck, dining under the glow of string lights, and hosting barbecues as the kids and pets play on the grass below. It is your own private escape, framed by mature trees and tucked away from the bustle just steps beyond. A double detached garage, an adjacent parking pad, and available street parking out front offer flexible options rarely found this close to the action. Notable updates throughout include, lighting, roof (2022), newer carpet, and central air conditioning for comfortable summers. The location is simply unbeatable. You are within easy walking distance of everything that makes South Calgary one of the city's most loved inner city communities, with the over 200 shops, restaurants, and cafes of vibrant Marda Loop right at your doorstep. River Park, Sandy Beach, and the off leash pathways along the Elbow River are moments away, while excellent schools and quick transit keep the rest of the city close. There is truly nothing left to do here but move in and enjoy.