



GRASSROOTS
REALTY GROUP

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2732 16 Street SW
Calgary, Alberta

MLS # A2344084



\$525,000

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Welcome to this meticulously maintained townhouse nestled in the heart of established South Calgary. Freshly repainted throughout, this move-in-ready home perfectly combines inner-city character with modern functionality. The main floor features a bright living room anchored by a gas fireplace, a dedicated dining area, a convenient half bathroom, and a functional kitchen styled with granite countertops and a sleek backsplash. Upstairs, you will find two generous bedrooms and a spa-like four-piece bath. The primary suite boasts a custom California walk-in closet, while the second bedroom enjoys its own west-facing balcony. Downstairs offers a versatile above-grade den, perfect for a home office, that opens directly to a private patio oasis, alongside a dedicated laundry room and direct access to your double attached garage. Living in South Calgary puts you steps away from incredible community amenities, including local parks, green spaces, public transit, and quick access to downtown. Enjoy the ultimate inner-city lifestyle with the vibrant shops, cafes, and dining hotspots of Marda Loop and 17th Avenue just minutes from your front door.