

\$650,000 - 402, 2905 16 Street Sw, Calgary

MLS® #A2119934

\$650,000

3 Bedroom, 3.00 Bathroom, 1,610 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Absolutely lavish living in this charming and unique TOP FLOOR condo located centrally in the popular MARDa LOOP district minutes to downtown. This stylish 1,610 sq. ft. PENTHOUSE featuring 3 BEDROOMS, 2.5 BATHROOMS and TWO BALCONIES and an AC checks all the boxes. Upon entering you will be swept away by the spaciousness – the 9-foot ceilings; the soundproofed walnut engineered hardwood plank flooring throughout; the open concept kitchen/dining/living room and the expansive breathtaking VIEWS of the City available from either one of two balconies. The kitchen is a marvel of modernity with sleek cabinetry and lustrous backsplash; corner pantry; BUILD-IN wall oven and microwave; BOSH STAINLESS APPLIANCES; quartz countertops; GAS COOKTOP and a massive BREAKFAST BAR with DOUBLE SINK. The dining and adjacent living area are bright, open, inviting, and ideal for entertaining - made more so by the handsome MARBLE SLAB surround gas FIREPLACE. The primary bedroom likewise is generously KING sized with access to a second balcony, large walk-in closet and luxurious 5-pc ensuite featuring double sink and private water closet and a STEAM SHOWER. A fair-sized second bedroom is afforded private access to a second 4-pc bath adjoining. The third bedroom, also with closet and utility space, could be used as a home office if needed. The condo is completed with IN-SUITE LAUNDRY and additional 2-pc bath.



The main balcony is ready to serve as a bonus entertainment area with a gas hook up for your BBQ. TWO TITLED PARKING heated u/g spots are included. Location is prime inner city with access to Memorial Drive, Crowchild Trail, 14th Street SW, trendy 17th Avenue SW, restaurants, shops and boutiques, community associations and various parks including Earl Grey and River Park. You will not be disappointed by this exclusive piece of real estate. Call today for your private showing.

Built in 2012

Essential Information

MLS® #	A2119934
Price	\$650,000
Sold Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,610
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	402, 2905 16 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4G5

Amenities

Amenities	Elevator(s), Parking
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Parking Spaces	2
Parking	Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Aluminum Siding, Stucco, Wood Frame

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 8th, 2024
Days on Market	4
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Comox Realty
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