

\$539,900 - 2736 16 Street Sw, Calgary

MLS® #A2128256

\$539,900

2 Bedroom, 2.00 Bathroom, 1,362 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Experience outstanding value in this sunny 2 BEDROOM + DEN townhome, boasting 1348 ft² of above-grade living space plus a DOUBLE ATTACHED GARAGE for convenient and secure access. This home is ideally located just a few blocks from Starbucks, close to Marda Loop Village, and under 10 minutes from downtown. The residence has been EXTENSIVELY UPDATED to feature the highest quality luxury vinyl plank flooring, fresh paint throughout, and a renovated main floor 2-piece powder room. The kitchen is equipped with NEW KITCHENAID STAINLESS STEEL APPLIANCES, and the home benefits from recent upgrades including AIR CONDITIONING and a NEW FURNACE. Enter through a double-height entryway leading to a bright main level, enriched by large west-facing windows that fill the space with natural light all day. The living room features a cozy corner gas fireplace and ample seating space, while the dining area includes a bay window and opens into a bright, white kitchen with a gas stove and extensive storage and workspace. Upstairs, the expansive master suite includes a walk-in closet, and a bathroom with a soaking tub and separate walk-in shower. The large second bedroom features its own balcony. The walkout lower level offers a flexible space perfect for a media room, fitness area, or home office and leads out to a private and FULLY FENCED BACKYARD—your personal urban oasis for



the summer. This PET FRIENDLY self-managed complex of only 5 units maintains low fees, enhancing its appeal while still responsibly completing Reserve Fund requirements like a NEW ROOF in 2016.Â

Built in 1997

Essential Information

MLS® #	A2128256
Price	\$539,900
Sold Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,362
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2736 16 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6A4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Storage,
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	Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 29th, 2024
Days on Market	27
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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