

\$585,000 - 1412 16 Street Sw, Calgary

MLS® #A2155475

\$585,000

2 Bedroom, 2.00 Bathroom, 1,617 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

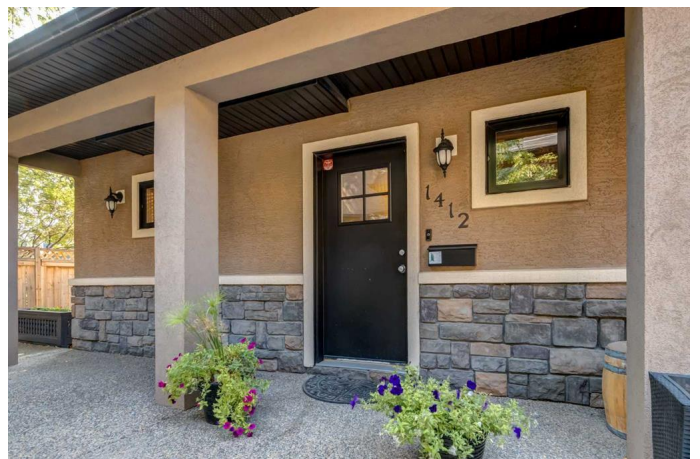
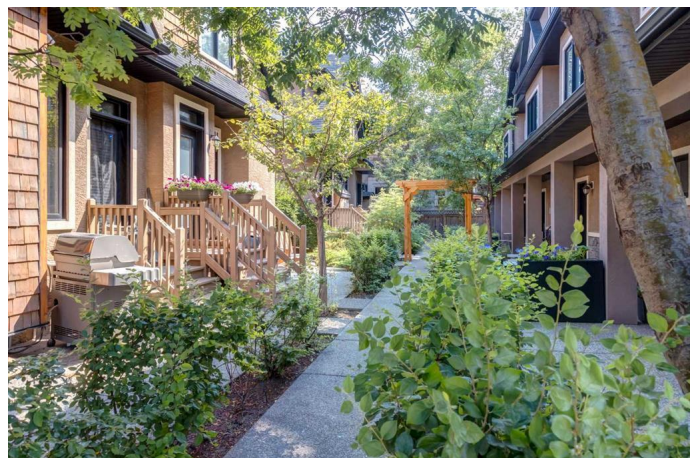
Imagine waking up in the heart of Calgary, in a charming townhouse that blends modern elegance with urban convenience, your dream home in the vibrant community of Sunalta.

As you step through the front door, you're greeted by a large foyer leading upstairs to the main level. The open living and dining area with designer finishes and contemporary design immediately catch your eye. The gourmet kitchen, a chef's paradise, features stainless steel appliances, custom range hood, granite countertops, breakfast bar, ample cabinet space and walk-in pantry. You can already imagine entertaining friends and family in this beautiful space.

The living room, with its cozy modern fireplace, offers a perfect spot to unwind after a long day. Large windows let in plenty of sunlight, creating a warm and inviting atmosphere throughout the home.

Upstairs, the luxurious master suite awaits. It's a personal retreat with a walk-in closet and a spa-like ensuite bathroom. Picture yourself relaxing in the jetted tub or enjoying the granite vanity and separate shower. The additional bedroom is generously sized, with large windows that bring in even more natural light and ample closet space for all your storage needs.

Stepping outside to your private patio as well as a small balcony, you can envision morning coffees or dining in the evening. The low-maintenance landscaping means you have more time to enjoy your outdoor space without



the hassle of upkeep.

The attached garage provides secure parking and extra storage, while energy-efficient windows and heating systems ensure comfort and sustainability. In-unit upper floor laundry adds to the convenience of this wonderful home.

Living in Sunalta means you're just steps away from the trendy shops, cafes, and restaurants of 17th Avenue. Public transportation, parks, and top-rated schools are all within easy reach. You can leave the car at home and explore the neighborhood on foot, with a Walk Score of 95 highlighting the area’s walkability. With the Calgary Tennis Club and Community Garden mere steps away it's the perfect location.

A stylish urban retreat that offers everything you need to enjoy the best of Calgary living. Don’t miss the chance to make this exceptional townhouse your new home. Contact us today to schedule your private viewing and start your next chapter in this beautiful Calgary townhouse.

Built in 2004

Essential Information

MLS® #	A2155475
Price	\$585,000
Sold Price	\$585,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,617
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse

Status	Sold
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Community Information

Address	1412 16 Street Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X4

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 19th, 2024
Days on Market	12
Zoning	M-CG d111

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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