

# \$800,000 - 3209 16 Street Sw, Calgary

MLS® #A2161283

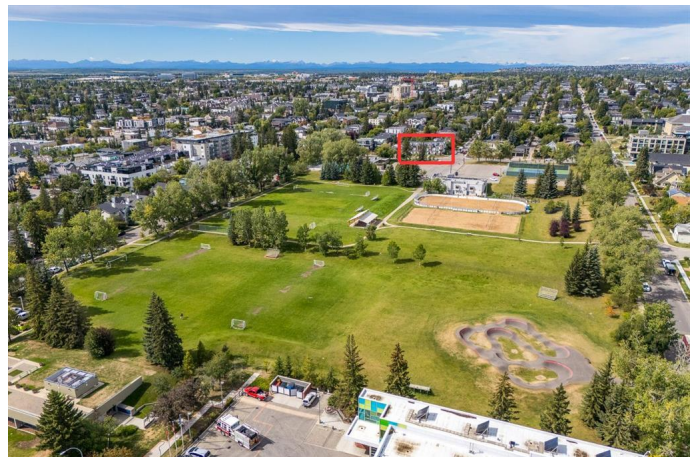
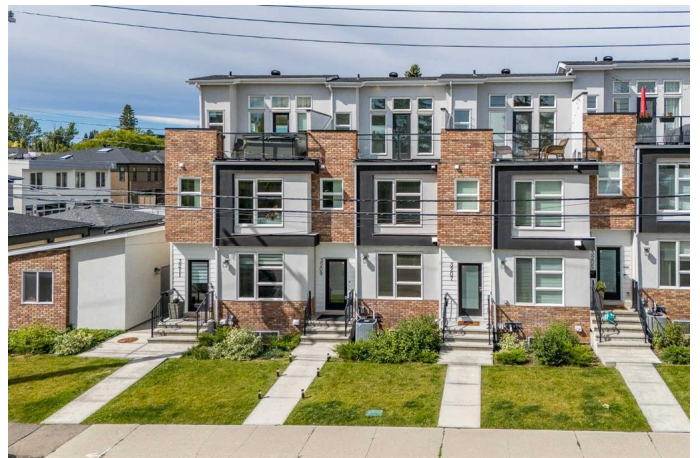
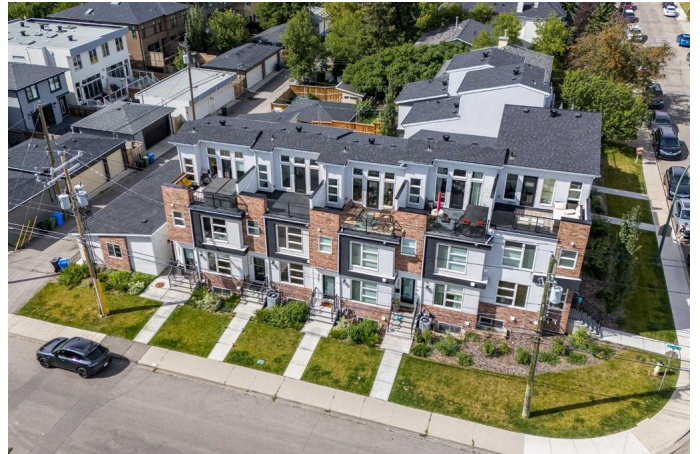
**\$800,000**

3 Bedroom, 4.00 Bathroom, 1,602 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

\*\*\*Open House - Saturday, September 21st from Noon - 4:00 PM!\*\*\* Convenience meets luxury in this tastefully upgraded, grandiose 3-storey townhome in the heart of Marda Loop. When you step inside you will immediately appreciate the open floor plan showcased by the executive chef's kitchen and living space with a beautiful gas fireplace. The kitchen features an extended eat-in island, 6-burner gas range, quartz countertops, and stainless steel appliances. The premium wood cabinets nicely contrasts the soft colour of the wide-plank engineered hardwood located throughout the main floor. The 2nd floor features double ensuite full baths for both the master bedroom and the large second bedroom complete with massive windows attracting natural light into the spaces. The master bedroom is highlighted by the large walk in closet with built in shelving, dual vanity bathroom with heated floors, and lavish walk-in shower with a waterfall showerhead. The generously-sized laundry room is conveniently located in the hallway between the bedrooms, complete with a sink and quartz counters which continues with the luxury feel throughout the home. Continuing to the third floor is the loft, complete with a custom wet bar which includes a mini fridge. The rooftop patio is an extension off the loft, with stunning views of the city. Entering the basement, you are greeted by the large recreation room, complete with another wet bar and mini fridge. Another large bedroom is down the hall, with yet



another lavish-style 4 piece bath. To cap all of this off, the home is complete with a water softener system, new water filtration system, central A/C, and has a delightful patio overlooking the beautiful courtyard - steps away from your very own single detached garage. Right across the street is South Calgary Park, which includes amenities such as the newly renovated swimming pool, outdoor rink, tennis courts, library, the Marda Loop Communities Association, and not to mention all the other shops and amenities Marda Loop has to offer! Location, luxury, comfort - you can have it all with this amazing property!

Built in 2020

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2161283      |
| Price          | \$800,000     |
| Sold Price     | \$786,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,602         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3209 16 Street Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T1S6            |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Wet Bar, Wired for Sound                 |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Courtyard        |
| Lot Description   | See Remarks               |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2024 |
| Date Sold      | October 9th, 2024    |
| Days on Market | 27                   |
| Zoning         | R-CG                 |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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