

\$749,999 - 1614 16 Avenue Sw, Calgary

MLS® #A2168838

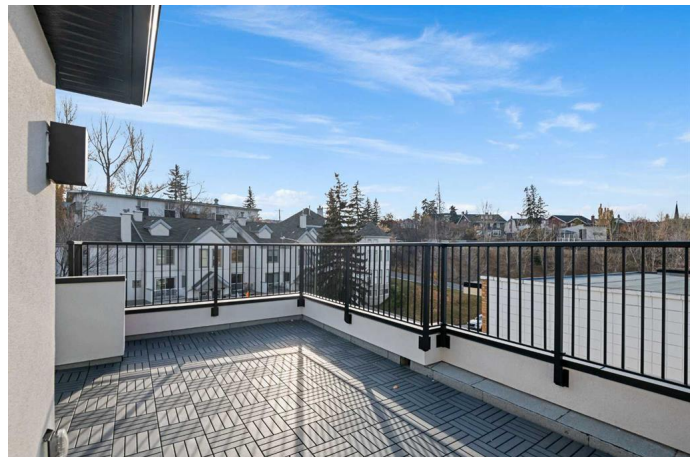
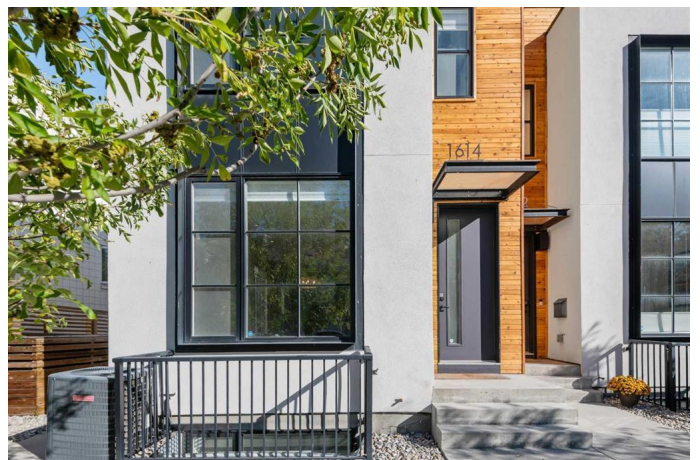
\$749,999

3 Bedroom, 4.00 Bathroom, 1,570 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

OPEN HOUSE SUN, NOV 3 from 2-4pm
STEPS FROM 17TH AVENUE W/ PRIVATE ROOFTOP PATIO. This like-new front unit townhome has been fully updated in 2024, boasting stylish design finishes, 9 ft ceilings, large windows, engineered hardwood, and more (all covered by a 5 year warranty)! Stepping through the front door, youâ€™ll be welcome by beautiful slate tile and a large entry-way closet. The main levelâ€™s open floor plan flows from a family room w/ built in banquet, through to the dining area, and into the trendy chefâ€™s kitchen w/ gas stove. Off the kitchen is a walk-in pantry and 2pc bath. The eye-catching feature wall along the staircase is sure to draw you upstairs to the second floor where youâ€™ll first find a bedroom w/ walk-in closet and 4pc ensuite bath. The laundry room off the hall includes a stacked washer/dryer and plenty of storage. The primary suite includes a large south facing window, walk-in closet, and spa-like ensuite with double vanity, rain shower, water closet, and heated floors. On the third floor youâ€™ll be â€œwowedâ€• by a functional flex space and access to the beautiful SW facing rooftop patio - a private oasis in the Beltline, complete with BBQ hookup. A fully developed basement completes this home with a third bedroom, 4pc bath, and media room. Basement includes access to the utility room, fully outfitted w/ furnace, hot water heater, central A/C, and central vacuum system. Outside you'll find low-maintenance landscaping and access to



detached private single garage w/ workbench.
This functional, stylish Sunalta home is close to just steps away from 17th Avenue with access to restaurants, coffee shops, shopping, and more - the perfect place for a professional couple or young family to call home!

Built in 2017

Essential Information

MLS® #	A2168838
Price	\$749,999
Sold Price	\$730,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,570
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	1614 16 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1A1

Amenities

Amenities	None
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Detached, Titled, Workshop in Garage

Interior

Interior Features	Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Other, Rain Gutters
Lot Description	Back Lane, City Lot, Low Maintenance Landscape
Roof	Rolled/Hot Mop
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	December 6th, 2024
Days on Market	64
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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