

# \$589,000 - 101, 2905 16 Street Sw, Calgary

MLS® #A2175409

**\$589,000**

2 Bedroom, 2.00 Bathroom, 1,426 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

This is a single level apartment with a TOWNHOME vibe featuring PRIVATE front & back access! You can enjoy walking right into your home without going through the lobby & you can access your parking directly through your back door without having to go outside! The epitome of luxury living, this property will exceed your every expectation. This corner unit offers an exquisitely curated interior with a private terrace & outdoor patio space all located within minutes to the highly sought out shops, restaurants & boutiques in Marda Loop. This inner city gem is over 1,426sq ft of premium living space & is embellished by its bold & romantic hues. Superior architecture & build design, this home features its own private access from the street & allows ideal & quick access from the back that goes directly into your mud room & garage space. As you enter this home, you'll step into a designed foyer & into an open concept floor plan featuring plank hardwood floors, wall of windows & access to the front terrace. A glass feature wall encompasses the living room highlighted by the gas fireplace and bold curtains draped over the windows create a dark romantic mood that flows into a grand formal dining space that is ideal for entertaining. A perfect kitchen is fully equipped with sprawling quartz countertops, Euro style cabinets, stainless steel Bosch appliances, breakfast island, & a gas cooktop. Separated from the living space is where you'll find a laundry area, full 4-piece bathroom, & two



ample sized bedrooms. The master retreat overlooks a private patio space, ideal for your morning coffee & comprises of a custom built-in walk-in closet & a magnificent 5 piece ensuite equipped with heated floors. One of the many features in this home, is that you'll find your own mud room/storage area with private access to your single attached heated parking stall, which is extremely rare to find anywhere else in Calgary! Other highlights include access off the living to your large terrace featuring a gas hook up, your own utility room with furnace, A/C, snow removal & exterior maintenance included, & all the amenities Altadore has to offer! This is honestly, a one in a haystack kind of apartment in one of Calgary's top premier locations!! Find your home today and live in a townhome style without all the stairs!

Built in 2012

### **Essential Information**

MLS® #	A2175409
Price	\$589,000
Sold Price	\$589,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,426
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### **Community Information**

Address	101, 2905 16 Street Sw
Subdivision	South Calgary

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4G5

### Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal
Parking Spaces	1
Parking	Parkade, Titled, Underground, Heated Garage

### Interior

Interior Features	High Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Oven-Built-In, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Roof	Flat
Construction	Brick, Stucco, Wood Frame

### Additional Information

Date Listed	October 24th, 2024
Date Sold	November 13th, 2024
Days on Market	19
Zoning	M-C1
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.