

1, 3716 16 Street SW
Calgary, Alberta

MLS # A2180315



\$684,999

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,269 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: None

Located in sought-after Altadore, this stylish 2+1 bedroom front unit townhome offers over 1,800 sq ft of developed living space. The open main level presents laminate floors & high ceilings that showcase a living room with inviting floor to ceiling feature fireplace, spacious dining area & lovely kitchen that's tastefully finished with quartz countertops, complemented by dark cabinetry & stainless steel appliances. A 2 piece powder room completes the main level. The second level hosts 2 bedrooms, each with a private ensuite bath. Laundry facilities are also conveniently located in the hallway. The primary bedroom with access to a private west facing balcony, boasts a walk-in closet & 5 piece ensuite with dual sinks & oversized steam shower. The second bedroom has ample closet space & a private 4 piece ensuite. Basement development includes a large family/media room, third bedroom & 3 piece bath. Other notable features include a 3 zone speaker system with MP3 connection, sunny west front patio & single detached garage, making parking a breeze. The location can't be beat - just steps to Kiwanis Park & serene River Park, close to South Calgary Park, vibrant Marda Loop, schools, shopping, public transit & easy access to downtown via 14th Street.