

3209 16 Street SW
Calgary, Alberta

MLS # A2161283



\$800,000

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,602 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Wet Bar, Wired for Sound		

Inclusions: N/A

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 onlooking 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!