

**2905 16 Street #404, Calgary T2T 4G5**

MLS®#: **A2161078** Area: **South Calgary** Listing Date: **09/13/24** List Price: **\$565,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,546**  
 Low Sqft:  
 Ttl Sqft: **1,546**

DOM  
**6**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stucco, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Double Vanity, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4' 10" x 10' 0"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>12' 1" x 15' 2"</b>
<b>Balcony</b>	<b>Main</b>	<b>8' 0" x 8' 11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12' 2" x 13' 4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13' 5" x 15' 2"</b>	<b>Foyer</b>	<b>Main</b>	<b>6' 6" x 15' 3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16' 9" x 8' 5"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>9' 8" x 6' 10"</b>
<b>Laundry</b>	<b>Main</b>	<b>5' 7" x 4' 11"</b>	<b>Living Room</b>	<b>Main</b>	<b>16' 0" x 15' 1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16' 2" x 12' 7"</b>	<b>Storage</b>	<b>Main</b>	<b>6' 9" x 4' 11"</b>
<b>Storage</b>	<b>Main</b>	<b>4' 10" x 4' 11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$795**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1210078**

Remarks

Pub Rmks: **Discover the epitome of inner-city elegance with this stunning 2-bedroom, 2-bathroom condo top floor unit, offering over 1500 sq ft of contemporary sophistication. The south-facing unit bathes in natural light through its oversized windows, enhancing the open plan living areas. As you enter, a spacious foyer welcomes you into a beautifully designed space with 9 ft ceilings, creating an airy and inviting atmosphere. The custom kitchen is a chef's dream, featuring high gloss European-style cabinetry and top-of-the-line BOSCH appliances, including a built-in oven and microwave, gas stove, and a stainless steel dishwasher. The newer refrigerator complements the quartz countertops, large pantry, and expansive island, making it perfect for both cooking and entertaining. Adjacent to the kitchen, the dining area boasts a cantilever to accommodate additional furniture, while the living area is highlighted by a grand marble fireplace and access to a charming corner deck. The primary suite is a luxurious retreat with ample space for a king-sized bed and a spa-inspired en-suite bathroom. Indulge in the five-piece setup that includes a double vanity, oversized stand-up shower, soaker tub, and an enormous walk-in closet. The second bedroom is equally spacious, featuring double closets for added storage. The floor plan is completed with a well-appointed 4-piece main bathroom and a convenient laundry room. Additional amenities include central air, instant hot water, and elegant hardwood floors throughout. The secure building offers a titled underground parking stall, bike storage, and ample street parking for guests. Located in an enviable spot near the vibrant 17th Ave strip, as well as the trendy shops and restaurants in Marda Loop and Altadore, this condo combines luxury with unmatched convenience**

Inclusions:  
Property Listed By: **RE/MAX Realty Professionals**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













