

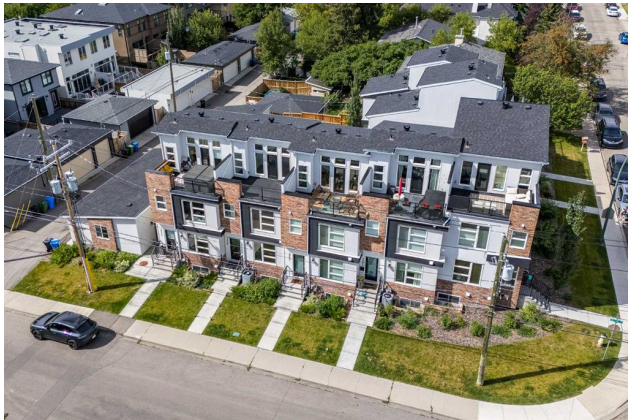


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3209 16 Street, Calgary T2T1S6**

MLS®#: **A2161283**      Area: **South Calgary**      Listing Date: **09/12/24**      List Price: **\$800,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2020**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Finished Floor Area  
 Abv Sqft: **1,602**  
 Low Sqft:  
 Ttl Sqft: **1,602**

Access:  
 Lot Feat:  
 Park Feat: **See Remarks**  
**Single Garage Detached**

DOM

**7**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Courtyard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Wet Bar,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 14`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`3" x 12`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 12`2"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`6" x 13`3"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`11" x 5`5"</b>	<b>Walk-In Closet</b>	<b>Second</b>	
<b>Family Room</b>	<b>Third</b>	<b>15`9" x 17`9"</b>	<b>4pc Ensuite bath</b>	<b>Basement</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>15`10" x 11`1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>12`5" x 15`8"</b>

Furnace/Utility Room

Basement

Legal/Tax/Financial

Condo Fee:  
**\$331**

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

Zoning:  
**R-CG**

Legal Desc:

**2110979**

Remarks

Pub Rmks:

**\*\*\*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!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Real Estate (Central)**

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

