



THE
A-TEAM

**RE/MAX
FIRST**

3605 16 Street #202, Calgary T2T 6X9

MLS®#: **A2186238**

Area: **Altadore**

Listing Date: **01/22/25**

List Price: **\$735,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,572**
Low Sqft:
Ttl Sqft: **1,572**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

8
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,See Remarks**
Park Feat: **Heated Garage,Single Garage Attached**

Parking

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

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Other**

Construction: **Brick,Concrete,Stucco,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	18`8" x 16`0"
Walk-In Closet	Second	11`0" x 6`10"
Kitchen	Main	14`5" x 12`3"
4pc Bathroom	Main	8`8" x 5`5"
Bedroom	Main	8`8" x 13`11"

Room	Level	Dimensions
4pc Bathroom	Second	11`0" x 7`4"
Living Room	Main	18`7" x 16`8"
Furnace/Utility Room	Main	6`4" x 3`5"
3pc Ensuite bath	Main	7`5" x 9`1"
Bedroom	Main	8`10" x 16`0"

Legal/Tax/Financial

Condo Fee:
\$504

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2010465**

Remarks

Pub Rmks: **Welcome to this exceptional 2020-built townhouse in Marda Loop, offering 1,572 sq ft of beautifully designed living space. This 3-bedroom, 3-bathroom home combines modern luxury with efficiency, featuring NetZero design that reduces both your environmental footprint and energy costs. From the moment you step inside, the home's thoughtful layout and high-end finishes are immediately apparent. The kitchen is perfect for both entertaining and everyday living, with a custom backsplash, soft-close cabinetry, and premium stainless steel appliances, including a slide-in gas range. Pot drawers offer additional storage, while the generous kitchen island provides ample space for meal prep and casual gatherings. The open-concept living and dining areas are bathed in natural light, thanks to oversized windows, and pot lights throughout create a welcoming, modern atmosphere. Upstairs, the primary bedroom is a tranquil retreat, featuring a built-in bed frame and custom backing that enhances both the style and functionality of the space. Two additional bedrooms are equally spacious and versatile, perfect for family, guests, or a home office. The three bathrooms are sleek and contemporary, offering floating vanities, solid quartz countertops, and LED back-lit mirrors for a modern touch. One of the standout features of this townhouse is the large rooftop patio—a perfect spot for enjoying the outdoors, whether you're relaxing or entertaining. With plenty of space and great views, this private area extends your living space beyond the interior. This home is move-in ready, with a single attached heated garage providing secure parking and extra storage. Smart home automation features, including a smart thermostat and smart lock, offer convenience and control, while a rough-in for air conditioning ensures comfort year-round. Located in the heart of Marda Loop, you're just steps away from an amazing selection of shops, cafes, and restaurants. With excellent transit connections and easy access to downtown, this is the perfect location for those seeking both convenience and a tight-knit community. The property is also pet-friendly, allowing up to two 100lb dogs or cats. Offered at \$735,000, this townhouse is a rare opportunity to enjoy modern, sustainable living in one of Calgary's most desirable neighborhoods. Contact us today to schedule a viewing or inquire about available units and pricing.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







