

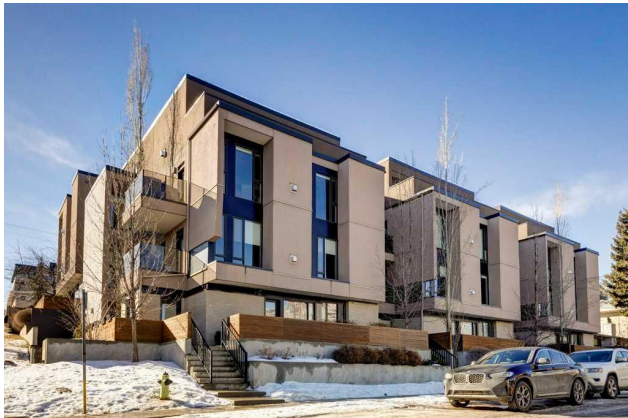


THE A-TEAM

RE/MAX FIRST

2905 16 Street #303, Calgary T2T 4G5

MLS® #: A2197943 Area: South Calgary Listing Date: 02/28/25 List Price: \$649,900
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: 1,458
Low Sqft:
Ttl Sqft: 1,458

DOM

9
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment-Single Level Unit

Parking

Ttl Park: 1
Garage Sz:

Access:
Lot Feat:
Park Feat: Off Street, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof: Tar/Gravel
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony

Construction: Brick, Stucco, Wood Frame
Flooring: Carpet, Hardwood
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Int Feat: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Tankless Hot Water, Walk-In Closet(s)

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Balcony, Dining Room, Kitchen, Living Room, Furnace/Utility Room.

Table with 3 columns: Room, Level, Dimensions. Rows include 5pc Ensuite bath, Bedroom, Foyer, Laundry, Bedroom - Primary, Walk-In Closet.

Legal/Tax/Financial

Condo Fee:
\$751

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1210078**

Remarks

Pub Rmks: **Exquisite Corner Unit in The Elements - Marda Loop. A Sophisticated Urban Retreat where you can Discover the perfect blend of elegance and modern convenience in this fully renovated, move-in-ready corner unit, located in the prestigious Custom Executive Building "The Elements" in the highly sought-after Marda Loop community. With premium upgrades and impeccable attention to detail, this residence offers an unparalleled lifestyle in one of the city's most vibrant neighborhoods. This Unit is Fully Renovated and Freshly Painted throughout for a crisp, contemporary look. New Carpet in Bedrooms for a cozy and inviting atmosphere. New Lighting installed in the dining room, bathrooms, entryway, and closets, enhancing ambiance and functionality. Closet Organizers installed in both bedrooms, maximizing storage and organization. Luxurious Bathroom Upgrades include: Brand New Bathroom Cabinets, Sinks, Countertops, Mirrors, Faucets, and Toilets, offering a spa-like retreat. Gourmet Kitchen Renovation includes: Full Ceiling-Height Cabinetry with Soft-Close Hinges for a sleek, modern look and extra storage. Gorgeous Quartz Counters that provide both beauty and durability. All Appliances Replaced, offering high-end efficiency and reliability. Transferable Warranty on Appliances for peace of mind. Comfort & Efficiency Features: Tankless Hot Water Heater for endless hot water and energy efficiency. Fireplace Serviced in Summer 2024, ensuring optimal performance. Blower Fan Added to Fireplace for enhanced warmth and comfort during colder months. Prime Location Nestled in one of the city's most desirable neighborhoods, this exquisite residence provides easy access to trendy boutiques, gourmet restaurants, lively cafes, and essential amenities. Enjoy a walkable lifestyle with parks, fitness studios, and entertainment just steps away. A Rare Opportunity to own this stunning, meticulously renovated home in "The Elements" is a rare find, offering luxury, comfort, and convenience in an unbeatable location. Don't miss your chance to experience the best of Marda Loop and call your Favorite Realtor to come view today!**

Inclusions: n/a
Property Listed By: **RE/MAX First**

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

