



**GRASSROOTS**  
REALTY GROUP

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**2822 16 Street SW**  
**Calgary, Alberta**

**MLS # A2218384**



**\$625,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, Rear Drive		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 450
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** blinds,

This well-designed three-storey townhouse offers a smart blend of modern style and functional layout in a highly walkable location. The open-concept main floor features hardwood floors, contemporary lighting, and a spacious front living room with a sleek gas fireplace. The kitchen includes a large quartz island, stainless steel appliances with gas range, full-height cabinetry, and flows into a generous dining area that opens onto a private north-facing balcony. A discreet powder room completes the level. Upstairs, two bright bedrooms each have their own private ensuite—ideal for guests, roommates, or a home office. The front bedroom includes a walk-in closet and 3-piece ensuite with oversized shower. The second bedroom features a 4-piece bath and large windows. A dedicated laundry area adds convenience. The top floor is dedicated to a spacious and versatile primary suite with room for a king-sized bed, workout area, and desk. A walk-in closet offers ample storage, while the 5-piece ensuite includes a soaker tub with picture window, double vanity, quartz counters, and separate water closet. This home also includes an oversized (28' long) attached single garage with a wide rear lane approach for easy access. Easy to park 2 small vehicles outside the garage. Complex is pet friendly for well behaved dogs.