



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3211 16 Street SW**  
**Calgary, Alberta**

**MLS # A2264262**



**\$839,900**

|                  |                                                                        |               |                  |
|------------------|------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | South Calgary                                                          |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                                  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                                     |               |                  |
| <b>Size:</b>     | 1,665 sq.ft.                                                           | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Detached                                                 |               |                  |
| <b>Lot Size:</b> | -                                                                      |               |                  |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped, Other, See Remarks, Street Lighting |               |                  |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 331 |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame              | <b>Zoning:</b>    | R-CG   |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -      |

**Features:** Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** TV Mount(s), Corner Shelves x11, loft bar fridge

**\*\*Open House- Sat, Oct 18th 1-3pm, Sun, Oct 19th 4-6pm\*\*** Introducing a luxurious 3-storey townhome designed for modern inner-city living in the heart of South Calgary, just steps from Marda Loop. This corner unit stands out for its thoughtful upgrades, premium finishes, & unbeatable location directly across from the newly renovated South Calgary outdoor pool, tennis courts, ice rink, soccer fields, Marda Loop Community Centre, playground, & beach volleyball courts. Step inside to a bright, open-concept main level featuring wide-plank engineered hardwood, a central chef's kitchen, and a selection of premium appliances that elevate everyday living, with over 2200 sq. ft. of developed living space. Highlights include a state-of-the-art smart fridge with built-in display, remote viewing, Bluetooth connectivity, & premium built-in speaker, along with a professional-grade oven. A Kinetico whole-home water filtration system, including a water softener, de-chlorinator, & K5 drinking water system, ensures clean, crisp water throughout. The kitchen is anchored by a large eat-in island, quartz countertops, & full-height custom cabinetry. The adjoining main-floor spaces offer flexible use as a dining area or cozy living room with a gas fireplace, creating the perfect setting for both entertaining & everyday relaxation. Upstairs, you'll find two spacious primary bedrooms, each complete with its own spa-inspired ensuite. The main primary suite offers a walk-in closet with custom built-ins, heated floors, & a glass-enclosed shower with a rainfall showerhead. A dedicated laundry room with a built-in sink completes this level, for everyday comfort & convenience. The top floor is an entertainer's dream, featuring a large recreation room with engineered hardwood floors, a wet bar, & direct access to your private rooftop patio, perfectly positioned to capture downtown views,

morning sunrises, & afternoon sunlight. The upper deck offers a rare luxury for this price range & location. The fully finished basement offers a third bedroom, full bathroom, & second wet bar, providing flexibility for guests, a home office, or additional living space. Outside, this home is complemented by a fully insulated & drywalled single detached end garage with a window, maintaining warmer temperatures in winter than others in the complex. Tech enthusiasts will love the pre-wired sound system with in-ceiling speakers on each level, volume controls, & smart home infrastructure ready for seamless integration with your preferred devices. Set within a beautifully landscaped central courtyard, this home offers both privacy & community. Enjoy being just minutes from coffee shops, restaurants & all of Marda Loop's boutique amenities, plus only a 12-minute drive to downtown Calgary. This exceptional townhome delivers style, comfort, and true luxury in one of Calgary's most desirable inner-city neighbourhoods. Homes in this complex rarely become available, book your private showing today & experience the difference.