

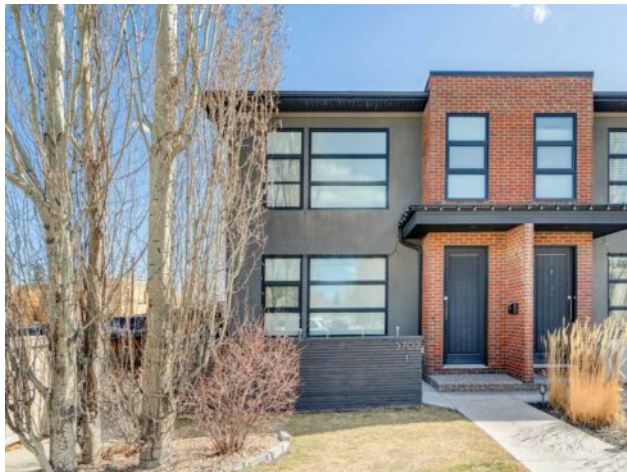


GRASSROOTS
REALTY GROUP

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2, 3702 16 Street SW
Calgary, Alberta

MLS # A2210196



\$659,900

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,356 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, See Remarks		

Inclusions: N/A

OPEN HOUSE May 25th from 2:45-4:45pm. Don't miss out on this wonderful three bedroom and three full bathroom two-storey situated in the highly sought-after community of Altadore. This stunning home is within walking distance to Kiwanis Park and the River Park, as well as the vibrant shops, restaurants, and pubs of Marda Loop, and is just minutes away from schools and downtown. The property features high-end finishes, including solid core doors, a built-in sound system, and extensive Carrera marble and limestone tiling. Thoughtful details such as closet organizers, elegant lighting fixtures, and 9-foot ceilings enhance the overall aesthetic. The main floor boasts a seamless flow of hardwood and tile throughout, showcasing a gourmet kitchen equipped with espresso cabinets, stainless steel appliances, a gas stove, quartz countertops, a glass tile backsplash, and an inviting eating bar. The adjoining dining area and living room, complete with a fireplace adorned in floor-to-ceiling tile and built-in shelving, provide direct access to a spacious deck, perfect for entertaining. A conveniently located laundry room and powder room round out this thoughtfully designed space. The upper level features two generously sized bedrooms, each with its own luxurious 4-piece ensuite. The master bathroom ensuite is particularly impressive, featuring dual vessel sinks and a fully-tiled grand master shower. The fully developed basement offers a cozy family room, an additional 3-piece bathroom, and a third bedroom, providing ample space for relaxation and entertainment. Additional highlights include a single detached garage and low-maintenance living for a truly effortless lifestyle. Book your viewing today!