

102, 3605 16 Street SW  
Calgary, Alberta

MLS # A2213732

\$509,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Altadore               |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | 3 Level Split          |        |                  |
| Size:     | 954 sq.ft.             | Age:   | 2020 (5 yrs old) |
| Beds:     | 2                      | Baths: | 2                |
| Garage:   | Single Garage Attached |        |                  |
| Lot Size: | -                      |        |                  |
| Lot Feat: | Back Lane, See Remarks |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air   | Water:     | -      |
| Floors:     | Ceramic Tile, Vinyl Plank  | Sewer:     | -      |
| Roof:       | Tar/Gravel   | Condo Fee: | \$ 431 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Brick, Concrete, Stucco, Wood Frame                                | Zoning:    | M-C1   |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters |            |        |

Inclusions: N/A

Live in the heart of Calgary's most vibrant inner-city hotspot! Welcome to #102 at 3605 16 Street NW—a stunning townhome in the trendy, sought-after community of Altadore/Marda Loop. With 2 spacious bedrooms, 2 full bathrooms, and a heated garage, this 952 sq ft home is designed to impress. From the moment you walk in, you'll be wowed by soaring ceilings, herringbone-patterned luxury vinyl plank floors, and natural light pouring in through oversized windows. The chef-inspired kitchen is a showstopper with sleek quartz countertops, a gas range, and a large island perfect for entertaining. Enjoy morning coffee or evening wine on your balcony complete with gas BBQ hookup, then retreat to your serene primary suite with upgraded custom California closets and a luxe ensuite. The second bedroom and full bath offer flexibility for guests, roommates, or your dream home office. In-suite laundry, water softener, rough-in A/C, and a heated single-car garage complete the package. Best of all? You're just steps from Marda Loop's coolest cafes, shops, parks, and nightlife. Upgrades include custom California closets and wall paneling. Don't miss your chance to own in one of Calgary's most exciting neighborhoods. This is city living at its finest—book your private showing today!