

2822 16 Street SW  
Calgary, Alberta

MLS # A2218384



\$625,000

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

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

Water:	-
Sewer:	-
Condo Fee:	\$ 450
LLD:	-
Zoning:	M-C1
Utilities:	-

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.