

# \$679,900 - 2, 3702 16 Street Sw, Calgary

MLS® #A2210196

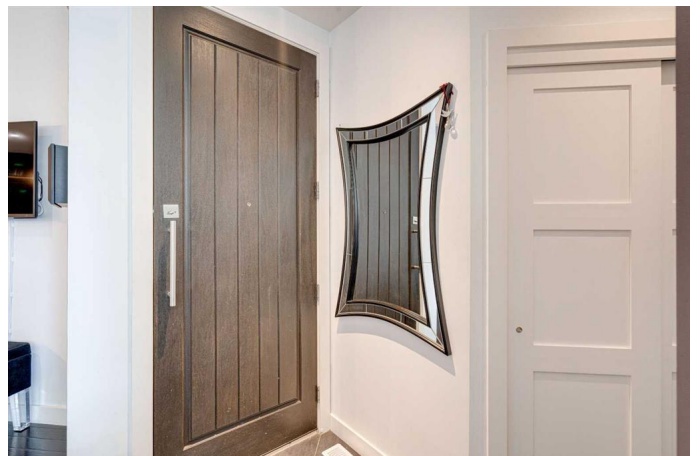
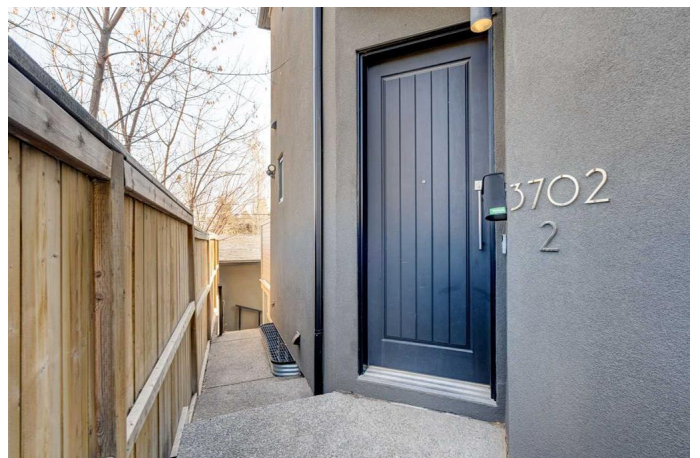
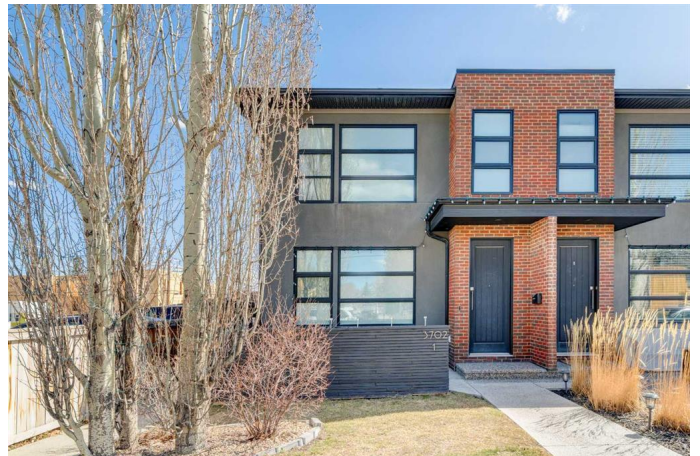
**\$679,900**

3 Bedroom, 4.00 Bathroom, 1,356 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

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!

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2210196      |
| Price          | \$679,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,356         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2, 3702 16 Street Sw |
| Subdivision | Altadore             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 4H2              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High |
|-------------------|--|

|                 |   |
|-----------------|---|
|                 | Ceilings, Quartz Counters, See Remarks  |
| Appliances      | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas   |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Stucco, Wood Frame, Cedar |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 22               |
| Zoning         | M-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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