



# 3716 16 Street Calgary Alberta

\$684,999

Located in sought-after Altadore, this stylish 2+1 bedroom front unit townhome offers over 1,800 sq ft of developed living space. The open main level presents laminate floors & high ceilings that showcase a living room with inviting floor to ceiling feature fireplace, spacious dining area & lovely kitchen that's tastefully finished with quartz countertops, complemented by dark cabinetry & stainless steel appliances. A 2 piece powder room completes the main level. The second level hosts 2 bedrooms, each with a private ensuite bath. Laundry facilities are also conveniently located in the hallway. The primary bedroom with access to a private west facing balcony, boasts a walk-in closet & 5 piece ensuite with dual sinks & oversized steam shower. The second bedroom has ample closet space & a private 4 piece ensuite. Basement development includes a large family/media room, third bedroom & 3 piece bath. Other notable features include a 3 zone speaker system with MP3 connection (can connect wirelessly through Amazon Echo dot), sunny west front patio & single detached garage, making parking a breeze. The location can't be beat - just steps to Kiwanis Park & serene River Park, close to South Calgary Park, vibrant Marda Loop, schools, shopping, public transit & easy access to downtown via 14th Street. (id:6769)

Family room 18.42 Ft x 12.67 Ft  
 Furnace 9.83 Ft x 4.75 Ft  
 Storage 5.58 Ft x 3.42 Ft  
 Bedroom 12.25 Ft x 8.42 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Kitchen 13.42 Ft x 8.67 Ft  
 Dining room 13.42 Ft x 9.00 Ft  
 Living room 13.67 Ft x 13.42 Ft

Foyer 5.17 Ft x 4.33 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Laundry room 3.33 Ft x 3.33 Ft  
 Primary Bedroom 14.50 Ft x 12.50 Ft  
 Bedroom 11.00 Ft x 10.00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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<http://www.tanyaeklundgroup.ca/>



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**Mirror**

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