



# 3708 16 Street Calgary Alberta

\$584,900

**\*\*NEW PRICE \*\*** UNIQUE & STYLISH WALK-OUT TOWNHOME / IDEAL FOR COUPLE, SMALL FAMILY, OR INVESTOR | LARGE DECK + PRIVATE PATIO | OVER 1500 SQ FT OF LIVING SPACE | FRESHLY PAINTED THROUGHOUT | AIR CONDITIONING | SINGLE CAR GARAGE | STEPS TO THE SHOPS OF TRENDY MARDIA LOOP | \*IMMEDIATE POSSESSION\* | Welcome to your sophisticated 2 BED + 3.5 BATH walk-out townhome in the highly coveted community of Altadore. Phenomenal location w/ lots of parking!! What sets this property apart is its exceptionally RARE WALK-OUT back unit, adding LOTS OF NATURAL LIGHT & added convenience to your daily life. As you step inside, you will notice the gleaming hardwood flooring, and rich ambiance created by a warm tasteful palette consistently throughout. The main floor OPEN living design features a cozy corner GAS fireplace & double doors leading to a LARGE sunny east facing deck space which extends your entertainment zone even further---absolutely IDEAL! The kitchen is a culinary dream with its crisp white quartz countertops, a very functional island with an inviting eating bar, an abundance of floor to ceiling rich warm cabinetry, loads of counter space for food prep, designer lighting, and a stainless steel appliance package complete with GAS RANGE and a BRAND NEW dishwasher. Adjacent to the kitchen, a spacious dining space open to the cozy living area which will accommodate your guests and family. A tasteful & beautiful 2-piece powder room completes your main floor. As you make your way upstairs to your 2nd level, you'll discover two good-sized bedrooms, each adorned w/ their own private spa-like en suites -- providing an indulgent space for pampering and winding down after a long day. Descending to the lower level, you'll find another conveniently located 3-pc bathroom with large glass and tile shower, a good sized storage room, full sized laundry area, and a GENEROU...

Primary Bedroom 15.25 Ft x 9.42 Ft

Bedroom 11.50 Ft x 9.33 Ft

3pc Bathroom 7.92 Ft x 5.33 Ft

4pc Bathroom 6.92 Ft x 6.67 Ft

Recreational, Games room 14.58 Ft x 11.67 Ft

Furnace 8.33 Ft x 8.17 Ft

3pc Bathroom 7.67 Ft x 4.92 Ft

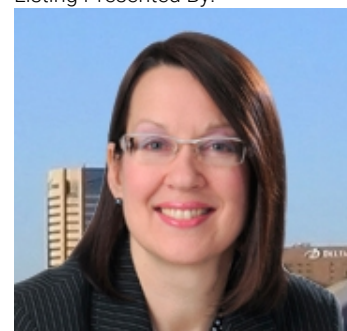
Kitchen 11.67 Ft x 8.83 Ft

Dining room 10.50 Ft x 8.25 Ft

Living room 12.25 Ft x 10.92 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Laundry room 6.42 Ft x 3.25 Ft

2pc Bathroom 6.92 Ft x 2.67 Ft

Storage 9.75 Ft x 2.92 Ft