

# \$625,000 - 2822 16 Street Sw, Calgary

MLS® #A2218384

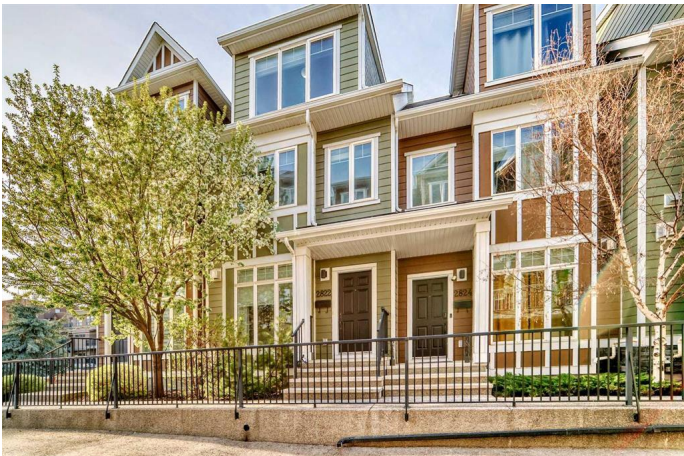
## \$625,000

3 Bedroom, 4.00 Bathroom, 1,536 sqft  
Residential on 0.02 Acres

South Calgary, Calgary, Alberta

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.



| Room        | Dimensions     |
|-------------|----------------|
| Dining      | 11'3" x 8'0"   |
| Balcony     | 8'6" x 8'1"    |
| Bathroom 2P | 2'6" x 6'3"    |
| Kitchen     | 10'3" x 10'4"  |
| Living      | 10'3" x 10'10" |
| Entry       | 7'0" x 6'1"    |

Built in 2013

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218384      |
| Price          | \$625,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,536         |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2822 16 Street Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 4G4           |

## Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 3  |
| Parking        | Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, Rear Drive, Single Garage Attached |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home    |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                            |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room                                   |
| Basement          | None   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Interior Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                    |
| Construction      | Composite Siding, Stone, Wood Frame                |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 40            |
| Zoning         | M-C1          |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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