202, 3605 16 Street SW
Calgary, Alberta

MLS # A2186238

$735,000

Division:	Altadore
Type:	Residential/Five Plus
Style:	2 Storey
Size:	1,572 sq.ft.
Age:	2020 (5 yrs old)
Beds:	3
Baths:	3
Garage:	Heated Garage, Single Garage Attached
Lot Size:	-
Lot Feat:	Back Lane, See Remarks

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 504
Basement:	None	**LLD:**	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Storage		

Inclusions:	N/A

Welcome to this exceptional 2020-built townhouse in Marda Loop, offering 1,572 sq ft of beautifully designed living space. This 3-bedroom, 3-bathroom home combines modern luxury with efficiency, featuring NetZero design that reduces both your environmental footprint and energy costs. From the moment you step inside, the home's thoughtful layout and high-end finishes are immediately apparent. The kitchen is perfect for both entertaining and everyday living, with a custom backsplash, soft-close cabinetry, and premium stainless steel appliances, including a slide-in gas range. Pot drawers offer additional storage, while the generous kitchen island provides ample space for meal prep and casual gatherings. The open-concept living and dining areas are bathed in natural light, thanks to oversized windows, and pot lights throughout create a welcoming, modern atmosphere. Upstairs, the primary bedroom is a tranquil retreat, featuring a built-in bed frame and custom backing that enhances both the style and functionality of the space. Two additional bedrooms are equally spacious and versatile, perfect for family, guests, or a home office. The three bathrooms are sleek and contemporary, offering floating vanities, solid quartz countertops, and LED back-lit mirrors for a modern touch. One of the standout features of this townhouse is the large rooftop patio—a perfect spot for enjoying the outdoors, whether you're relaxing or entertaining. With plenty of space and great views, this private area extends your living space beyond the interior. This home is move-in ready, with a single attached heated garage providing secure parking and extra storage. Smart home automation features, including a smart thermostat and smart lock, offer convenience and control, while a rough-in for air conditioning ensures comfort year-round. Located

in the heart of Marda Loop, you’re just steps away from an amazing selection of shops, cafes, and restaurants. With excellent transit connections and easy access to downtown, this is the perfect location for those seeking both convenience and a tight-knit community. The property is also pet-friendly, allowing up to two 100lb dogs or cats. Offered at $735,000, this townhouse is a rare opportunity to enjoy modern, sustainable living in one of Calgary’s most desirable neighborhoods. Contact us today to schedule a viewing or inquire about available units and pricing.