

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

MLS® #A2218384

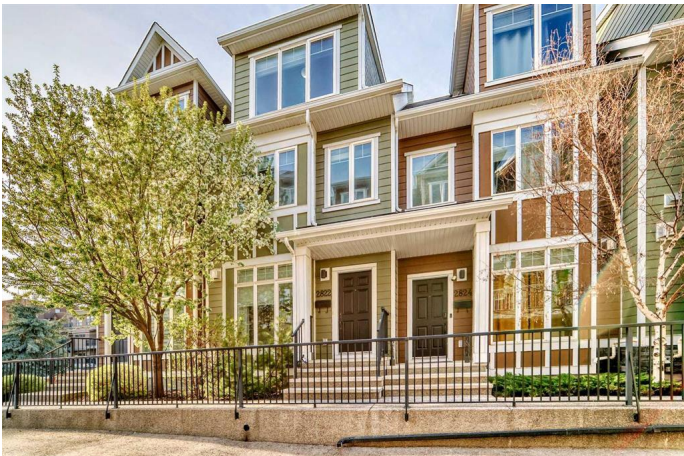
**\$625,000**

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	37
Zoning	M-C1

**Listing Details**

Listing Office	RE/MAX Complete Realty
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