

\$839,900 - 3211 16 Street Sw, Calgary

MLS® #A2264262

\$839,900

3 Bedroom, 4.00 Bathroom, 1,665 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

****Open House- Sat, Oct 18th 1-3pm, Sun, Oct 19th 4-6pm**** Introducing a luxurious 3-storey townhome designed for modern inner-city living in the heart of South Calgary, just steps from Marda Loop. This corner unit stands out for its thoughtful upgrades, premium finishes, & unbeatable location directly across from the newly renovated South Calgary outdoor pool, tennis courts, ice rink, soccer fields, Marda Loop Community Centre, playground, & beach volleyball courts. Step inside to a bright, open-concept main level featuring wide-plank engineered hardwood, a central chef's kitchen, and a selection of premium appliances that elevate everyday living, with over 2200 sq. ft. of developed living space. Highlights include a state-of-the-art smart fridge with built-in display, remote viewing, Bluetooth connectivity, & premium built-in speaker, along with a professional-grade oven. A Kinetico whole-home water filtration system, including a water softener, de-chlorinator, & K5 drinking water system, ensures clean, crisp water throughout. The kitchen is anchored by a large eat-in island, quartz countertops, & full-height custom cabinetry. The adjoining main-floor spaces offer flexible use as a dining area or cozy living room with a gas fireplace, creating the perfect setting for both entertaining & everyday relaxation. Upstairs, you'll find two spacious primary bedrooms, each complete with its own spa-inspired ensuite. The main primary suite offers a walk-in closet with custom built-ins, heated floors, & a



glass-enclosed shower with a rainfall showerhead. A dedicated laundry room with a built-in sink completes this level, for everyday comfort & convenience. The top floor is an entertainer's dream, featuring a large recreation room with engineered hardwood floors, a wet bar, & direct access to your private rooftop patio, perfectly positioned to capture downtown views, morning sunrises, & afternoon sunlight. The upper deck offers a rare luxury for this price range & location. The fully finished basement offers a third bedroom, full bathroom, & second wet bar, providing flexibility for guests, a home office, or additional living space. Outside, this home is complemented by a fully insulated & drywalled single detached end garage with a window, maintaining warmer temperatures in winter than others in the complex. Tech enthusiasts will love the pre-wired sound system with in-ceiling speakers on each level, volume controls, & smart home infrastructure ready for seamless integration with your preferred devices. Set within a beautifully landscaped central courtyard, this home offers both privacy & community. Enjoy being just minutes from coffee shops, restaurants & all of Marda Loop's boutique amenities, plus only a 12-minute drive to downtown Calgary. This exceptional townhome delivers style, comfort, and true luxury in one of Calgary's most desirable inner-city neighbourhoods. Homes in this complex rarely become available, book your private showing today & experience the difference.

Built in 2020

Essential Information

MLS® #	A2264262
Price	\$839,900
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,665
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	3211 16 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6Y9

Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Back Yard, Corner Lot, Landscaped, Other, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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