

# \$649,900 - 2822 16 Street Sw, Calgary

MLS® #A2218384

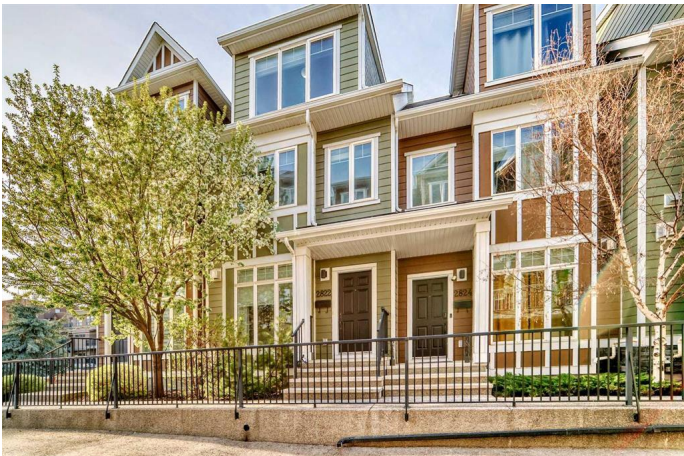
**\$649,900**

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	\$649,900
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, Single Garage Attached, Rear Drive
# 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
Zoning	M-C1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.