

\$599,900 - 103, 2905 16 Street Sw, Calgary

MLS® #A2238111

\$599,900

2 Bedroom, 2.00 Bathroom, 1,404 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this one-of-a-kind, executive bungalow townhome-style condo in the sought-after Elements building, ideally located in vibrant Marda Loop. Positioned on the elevated ground floor, this unique corner unit offers the privacy and feel of a standalone residence with its own direct front door access, no need to navigate common hallways. A rare wraparound outdoor living space surrounds the unit, perfect for gardening, letting your dog out, or simply relaxing in your own private oasis with two convenient access points back inside. Inside, the home is flooded with natural light thanks to 9â€™™ ceilings, floor-to-ceiling windows, and two walls of exterior exposure. Brand-new wide plank oak hardwood floors span the main living areas and hallways, setting the tone for high-end living. The spacious living room features a gas fireplace and flows seamlessly into the dining area and modern kitchen, which is complete with quartz countertops, flat-top island, sleek cabinetry, and brand-new fridge and dishwasher. The primary suite includes a walk-in closet, executive-style ensuite, and private access to the patio. A second bedroom and full bathroom round out the layout, ideal for guests or a home office setup. Additional highlights include premium finishings throughout, in-suite laundry, and direct access to the parkade for ultimate convenience. A seldom-found bonus space between the unit and parkade, currently used for storage, offers excellent potential as a private mudroom or gear room. This home is



perfect for professionals, investors, and especially downsizers seeking single-level living without sacrificing space, quality, or location. Just steps from the best of Marda Loop, and with easy access to downtown, River Park, Sandy Beach, and all corners of the city, this is urban living at its best. Call your favourite realtor today to book a private showing!

Built in 2012

Essential Information

MLS® #	A2238111
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,404
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	103, 2905 16 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4G5

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1
Parking	Parkade, See Remarks, Titled, Underground

Interior

Interior Features	Bookcases, Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	BBQ gas line, Courtyard, Garden, Private Entrance, Dog Run
Lot Description	Garden, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Flat
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	9
Zoning	M-C1

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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