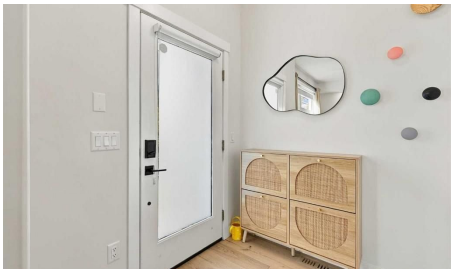
3209 16 Street SW

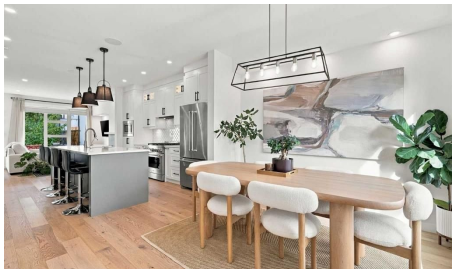
Calgary | Active | MLS® A2351024

$799,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2020**	**1,664.09 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

Stylish and sophisticated, this 2+1 bedroom townhome is perfectly positioned in sought after South Calgary and offers nearly 2,300 sq ft of beautifully designed living space. The open, airy main level features wide plank hardwood floors and lofty ceilings, anchored by a generous dining area that flows seamlessly into the kitchen. Here, quartz countertops, an island with eating bar, abundant storage, and stainless steel appliances create a polished and functional culinary space. The living room is equally inviting, centered around a feature fireplace with custom built ins. A 2 piece powder room completes the main level. The second floor hosts two well appointed bedrooms and a convenient laundry room with sink and storage. The primary suite includes a walk in closet and a private 4 piece ensuite with dual sinks and an oversized shower, while the second bedroom offers ample closet space and its own 4 piece ensuite. Ascend to the third level loft-an exceptional bonus space with a wet bar and access to a private balcony, ideal for entertaining or enjoying quiet evenings outdoors. The fully developed basement extends the home's versatility with a spacious recreation/family room complete with a wet bar, a third bedroom, and a 4 piece bath. Additional highlights include central air conditioning, water softener, built-in speakers throughout, a private patio overlooking the lovely courtyard, and a single detached garage. All of this comes with an unbeatable location-directly across from South Calgary Park and close to River Park, vibrant Marda Loop, excellent schools, shopping, public transit, and effortless access to 14th Street.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351024
Bedrooms	3
Bathrooms	4
Year Built	2020
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	1,664.09 sq. ft.
Main Level Finished Area:	660.5 sq. ft.
Upper Level Finished Area:	1,003.6 sq. ft.
Below Grade Finished Area:	628.86 sq. ft.
Condo Fee:	$378.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2020 (Age: 6)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	2110979
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame, Wood Siding
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, See Remarks, Sink
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	Parking, Snow Removal
Appliances:	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Second bar fridge, built-in speakers.
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Dining Room · 11'5" × 10'9" ·
Main Floor	Kitchen · 14'6" × 12'7" ·
Main Floor	Living Room · 15'10" × 12'9" ·
2nd Floor	Bedroom - Primary · 13'3" × 10'6" ·

2nd Floor	Walk-In Closet · 9' × 5'7" ·
2nd Floor	Bedroom · 12'1" × 10'7" ·
2nd Floor	Laundry · 9' × 5'5" ·
3rd Floor	Loft · 16'3" × 15'10" ·
Basement	Game Room · 19'5" × 12'5" ·
Basement	Other · 9'10" × 3'8" ·
Basement	Bedroom · 15'9" × 11'2" ·
Basement	Furnace/Utility Room · 6'8" × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Balcony, Courtyard, Private Entrance
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3209-16-street-sw-calgary-a2351024/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.