

# \$649,900 - 303, 2905 16 Street Sw, Calgary

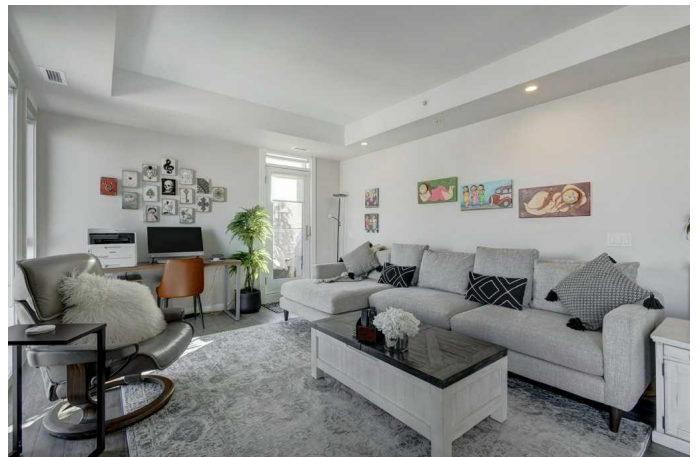
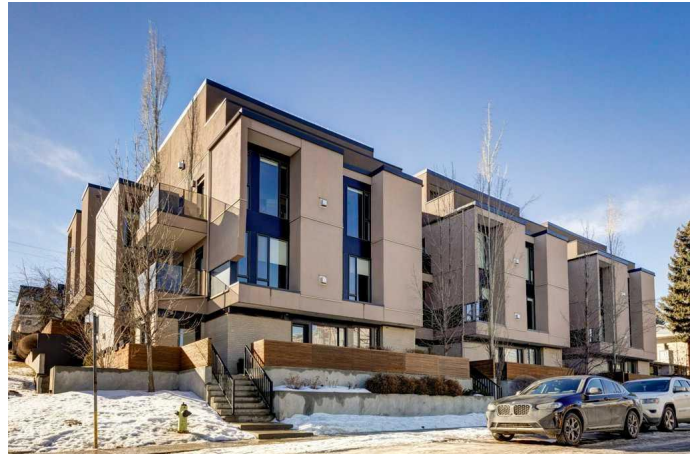
MLS® #A2197943

**\$649,900**

2 Bedroom, 2.00 Bathroom, 1,459 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Exquisite Corner Unit in The Elements â€” Marda Loop. A Sophisticated Urban Retreat where you can Discover the perfect blend of elegance and modern convenience in this fully renovated, move-in-ready corner unit, located in the prestigious Custom Executive Building "The Elements" in the highly sought-after Marda Loop community. With premium upgrades and impeccable attention to detail, this residence offers an unparalleled lifestyle in one of the cityâ€™s most vibrant neighborhoods. This Unit is Fully Renovated and Freshly Painted throughout for a crisp, contemporary look. New Carpet in Bedrooms for a cozy and inviting atmosphere. New Lighting installed in the dining room, bathrooms, entryway, and closets, enhancing ambiance and functionality. Closet Organizers installed in both bedrooms, maximizing storage and organization. Luxurious Bathroom Upgrades include: Brand New Bathroom Cabinets, Sinks, Countertops, Mirrors, Faucets, and Toilets, offering a spa-like retreat. Gourmet Kitchen Renovation includes: Full Ceiling-Height Cabinetry with Soft-Close Hinges for a sleek, modern look and extra storage. Gorgeous Quartz Counters that provide both beauty and durability. All Appliances Replaced, offering high-end efficiency and reliability. Transferable Warranty on Appliances for peace of mind. Comfort & Efficiency Features: Tankless Hot Water Heater for endless hot water and energy efficiency. Fireplace Serviced in Summer



2024, ensuring optimal performance. Blower Fan Added to Fireplace for enhanced warmth and comfort during colder months. Prime Location Nestled in one of the city's most desirable neighborhoods, this exquisite residence provides easy access to trendy boutiques, gourmet restaurants, lively cafes, and essential amenities. Enjoy a walkable lifestyle with parks, fitness studios, and entertainment just steps away. A Rare Opportunity to own this stunning, meticulously renovated home in "The Elements" is a rare find, offering luxury, comfort, and convenience in an unbeatable location. Don't miss your chance to experience the best of Marda Loop and call your Favorite Realtor to come view today!

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197943          |
| Price          | \$649,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,459             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 303, 2905 16 Street Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |

Postal Code T2T 4G5

### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking, Secured Parking  
Parking Spaces 1  
Parking Off Street, Parkade, Stall, Titled, Underground, Secured

### **Interior**

Interior Features Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Tankless Hot Water, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Oven-Built-In  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Blower Fan, Gas, Living Room, Mantle, Tile  
# of Stories 4

### **Exterior**

Exterior Features Balcony  
Roof Tar/Gravel  
Construction Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed February 28th, 2025  
Days on Market 12  
Zoning M-C1

### **Listing Details**

Listing Office RE/MAX First

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