## 2520 16 Street SW
## Calgary, Alberta

## MLS # A2227709

# $874,900

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| **Division:** | Bankview |
| **Type:** | Residential/Duplex |
| **Style:** | 3 (or more) Storey, Attached-Side by Side |
| **Size:** | 1,921 sq.ft. |
| **Age:** | 2025 (0 yrs old) |
| **Beds:** | 4 |
| **Baths:** | 4 full / 1 half |
| **Garage:** | Double Garage Attached, Driveway, Insulated, See Remarks |
| **Lot Size:** | 0.03 Acre |
| **Lot Feat:** | Landscaped, Rectangular Lot, Street Lighting |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Hardwood, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Finished, Partial | **LLD:** | - |
| **Exterior:** | Cement Fiber Board, Concrete, Stone, Stucco, Wood Frame | **Zoning:** | M-CG d72 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

** Please click on "Videos" for 3D tour **  Brand new, stunning 3 Storey home with VIEWS OF DOWNTOWN in very desirable Bankview! Amazing features include: over 2300 sq feet of development, chef's kitchen with quartz island/gas stove, 9 foot ceilings on main floor, amazing primary suite with 5-piece en suite bath including roughed-in steam shower/walk-in closet/heated tile floors & private owners balcony, 4 total bedrooms, 4.5 total bathrooms, deck from 2nd level, upper laundry room, engineered hardwood & tile flooring, custom built-ins in EVERY closet, dining room with feature wall, flex room with wet bar & 4-piece bathroom in basement, roughed-in A/C, double insulated/drywalled attached garage, roughed-in in-floor heat & much more! Location is amazing - super quiet street, all schools close by, only 4 min to downtown & easy access to all amenities!  It also comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping - sidewalks/deck/fences & gates/rundle rock!  Measurements are as follows: Main floor - 671 sq ft, Second Level - 678 sq ft, Third Level - 571, Basement Level Developed - 355 sq ft.  THIS PROPERTY WOULD MAKE AN EXCELLENT SHORT TERM RENTAL / AIRBNB. IMMEDIATE POSSESSION!