

**204, 1815 16 Street SW**  
**Calgary, Alberta**

**MLS # A2228503**



**\$210,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	422 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Granite Counters, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 446

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to your new home in vibrant Bankview—an established inner-city neighbourhood known for its walkability, character, and unbeatable access to downtown amenities. Just steps to the shops, cafes, and nightlife of 17th Avenue, this stylish condo offers the best of urban living in a peaceful residential setting. This one-bedroom unit is move-in ready and in excellent condition, featuring a modern, efficient layout with smart design choices throughout. The open-concept living space is grounded by warm engineered walnut hardwood floors and highlighted by sleek ebony shaker-style cabinetry, granite countertops, and a beautiful mosaic tile backsplash in the kitchen. Stainless steel appliances and a space-saving European-style combo washer/dryer make for both form and function. A unique sliding door feature allows the bedroom to flow into the main living area for a loft-like feel or be closed off for complete privacy. The bathroom is beautifully appointed with porcelain tile floors and walls, an oversized walk-in shower with 10mm glass, and luxurious multi-head body jets. A granite counter with a drop-in sink completes the modern spa-like design. This unit also includes a rare titled parking stall—conveniently located right in front of the unit and equipped with an electrical plug-in that you can control from inside your suite. The complex is well-managed and maintained, offering peace of mind and ease of ownership for first-time buyers, investors, or those looking to downsize without compromise. Bankview is one of Calgary's most desirable inner-city communities, filled with green spaces, bike paths, and local amenities. Enjoy quick access to downtown, Marda Loop, and public transit, all while living in a friendly and diverse neighbourhood with character and charm. If you're looking for a stylish, move-in ready home with all the perks of

inner-city life&mdash;this is the one.