

\$1,298,900 - 2309 16a Street Sw, Calgary

MLS® #A2099757

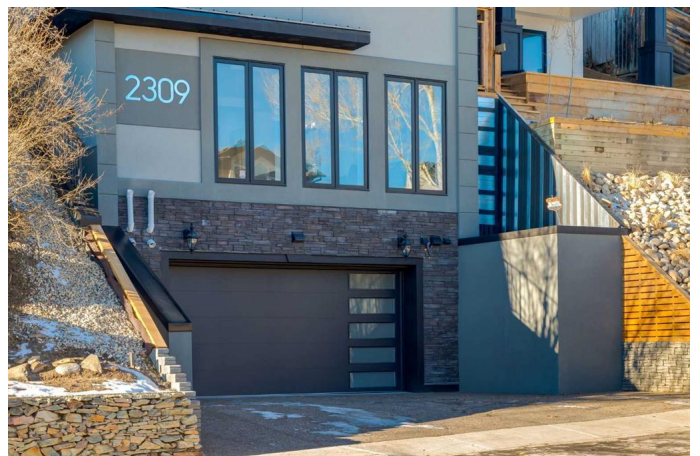
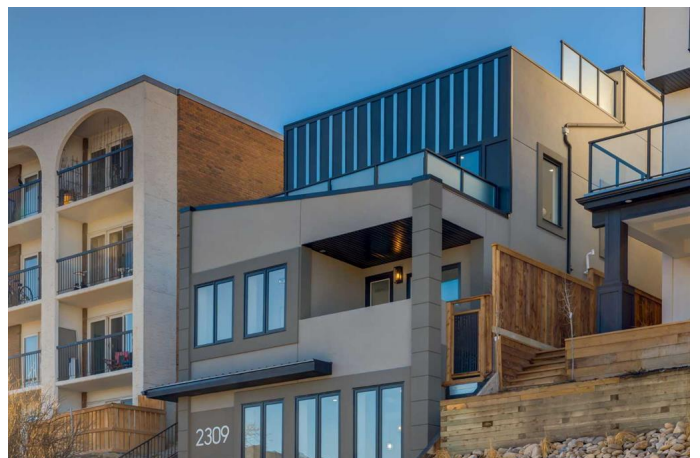
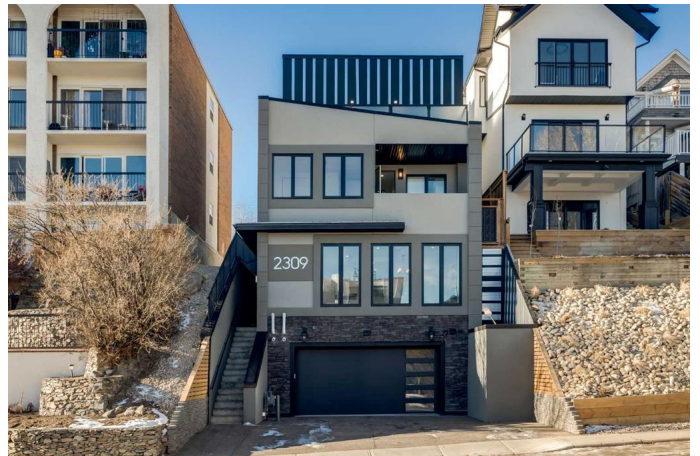
\$1,298,900

4 Bedroom, 5.00 Bathroom, 1,924 sqft

Residential on 0.08 Acres

Bankview, Calgary, Alberta

This High End Home was Built Into a Hillside in Bankview - With over 3400 sqft of a meticulously Finished Space Across 5-Levels, Incredible Views of Downtown, a 1180 sqft of outdoor living area inclusive of a large Roof Top Terrace, and multiple finished patios, this home IS Modern Living. Big City architecture vision melded with a rare 32' wide ridge lot creatively generated this distinctive home. 4 bedrooms, 4 1/2 bathrooms. Strict Codes were followed to ensure the HIGHEST quality of build. ICF [insulated concrete foam system], Fortruss floor construction, energy efficiency & low maintenance, heated floors (including your garage!) and Hardwood throughout & glass case stairwells. Huge Windows, 2 patios, a court yard & roof-top terrace embrace nature & offer immense views. Main floor has a flowing floorpan, creating an entertainers dream with dining room, kitchen, huge walk in pantry, a coat room, powder room & rear courtyard. Living room has a gas fireplace clad with rock, surrounded by built in book shelves. The Gourmet kitchen has clean, crisp cabinetry, quartz waterfall island, top end stainless steel appliances including a highly desired gas-cook top. The next level has 3 bedrooms(2 with walk-in closets), 3rd with organizer, 2 full bathrooms. This level is completed with a large Laundry room, equipped with a sink and tons of storage, with views of the city and access to your balcony. Ascend to the full floor primary suite. This space is a haven with fireplace,



private city-view balcony, a den with wet-bar that could be used for a Work From Home Space, or maybe even a Peloton Room! The walk-in closet, is equipped with built-ins, that will make your friends green with envy! Keep going down your bedroom hallway, and youâ€™ll find a spa-like 5-pc ensuite, 6-jet steam shower with skylight, free standing tub, washer & dryer, private water-closet. This bedroom is the epitome of a SUITE. Step up to anotherÂ world of living on the grand rooftop terrace, with hot cold/water & gas jet & panoramic views. Sit back, relax, and entertain. On the lowestÂ level, you have a conveniently placed full Bathroom next to the Garage Access, and this space, with wet bar rough in, could make a great Rec Room, Workout Room, or Work From Home Space- the choices are unlimited!Â The home is nestled on a classic tree-lined inner city street & steps to major park. Many high-end builds in the area. Walkability to bistros, boutiques & services in Marda Loop & c-SPACE King Edward.Â A dash to Downtown.Â This Home Combines Large Luxury Living With Lock and Leave Convenience.

Built in 2023

Essential Information

MLS® #	A2099757
Price	\$1,298,900
Sold Price	\$1,260,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,924
Acres	0.08
Year Built	2023
Type	Residential

Sub-Type	Detached
Style	5 Storey
Status	Sold

Community Information

Address	2309 16a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4K3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas, Kitchen, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Lighting, Private Entrance, Private Yard, Uncovered Courtyard
Lot Description	City Lot, Low Maintenance Landscape, Rectangular Lot, Sloped, Views
Roof	Flat Torch Membrane
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms), Stone, Stucco
Foundation	ICF Block

Additional Information

Date Listed	January 6th, 2024
Date Sold	April 10th, 2024
Days on Market	95
Zoning	RE0110
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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