

\$799,900 - 2414 16 Street Sw, Calgary

MLS® #A2129264

\$799,900

4 Bedroom, 2.00 Bathroom, 1,406 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

Prepare to fall in love! Own a piece of Calgary's history with this century-old charmer. The walk-up basement suite is perfect for in-laws, outlaws, or anyone else who enjoys their own private entrance. (*Please note that legalization of suite is in final phases, inquire for more details) Nestled on a quiet one-way street, this 1912 vintage home will greet you with a tiered front yard, soaring evergreens & cedar garden boxes. The west facing, expansive front porch is ideal for your morning coffees or evening night caps. Once inside, charm is exuded in the high ceilings, exposed brick, original light features, doors with actual character, vintage touches, & vent covers that are not from your average home improvement store. The open-concept living, dining, & kitchen area offer many sightlines & easy flow. You get granite & butcher block countertops, a farmhouse-style sink, and enough floor-to-ceiling built-in cabinetry to make even a minimalist reconsider their life choices. There's a recycling lazy Susan in the corner cabinet, because why not add a little spin to your environmental commitment? The rear mud/laundry room has a built-in ironing board for when you need to pretend you're domestic, and a storage bench that's perfect for hiding shoes or storing all the umbrellas you've never used. Step out into the backyard, where you can practice your BBQ skills or relax under the climbing ivy-laced pergola covered deck. Upstairs, the primary suite comes with a walk-in closet—a



rare find in a house of this vintage”and its own west-facing balcony. Two additional bedrooms await, one with yet another balcony, why not? The full bathroom has art-deco vibes and a clawfoot tub. The lower level is its own self-contained living space, with Euro-style laundry, a full bathroom, a kitchen with soft-closing cupboards, a bedroom, and an open living area. The walk-up layout, complete with seven large windows, allows for higher rental income potential, not your typical "dungeon" basement suite. There's even a hidden storage room under the front porch for all your secret stash of tools & outdoor gear. The house has had many capital upgrades, including most windows (2010), roof (2014), high-efficiency furnace (2018), interior & exterior paint (2022), hot water tank, integrated smoke/CO2 detectors, electrical breakers (2024). The house is wired for sound throughout & includes built-in speakers/amp. Bankview is a lively community with parks, tennis courts, community gardens, & shops so close you might actually walk places. Schools are within walking distance - Richmond K-6 and Mount Royal 7-9. At the end of the street there's a brand-new playground w/ a climbing wall at Buckmaster Park. Nearby Marda Loop community centre has beach volleyball, pump track, outdoor pool & pickleball. You can even explore adding a heritage designation to this home to access municipal grants for upgrades.

Built in 1912

Essential Information

MLS® #	A2129264
Price	\$799,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,406
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2414 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4E8

Amenities

Parking	None, On Street
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Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Separate Entrance, Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Dryer, European Washer/Dryer Combination, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	June 10th, 2024

Days on Market	33
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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