

\$830,000 - 2319 16 Street Sw, Calgary

MLS® #A2143195

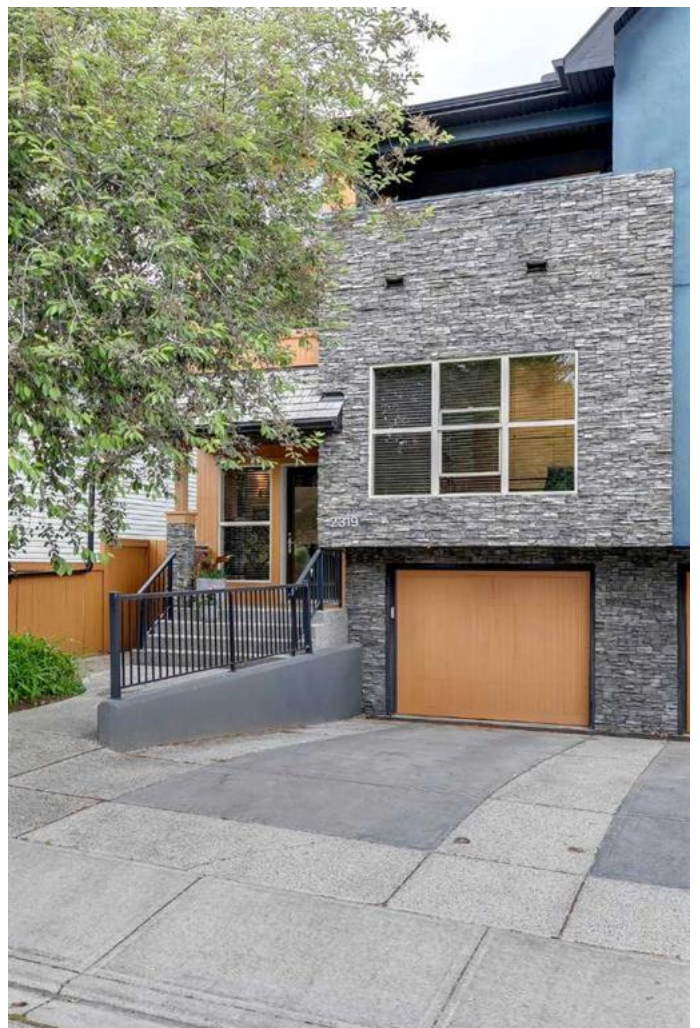
\$830,000

3 Bedroom, 3.00 Bathroom, 1,861 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

Located on a quiet NO THROUGH ROAD in Bankview, this unique, quality built custom infill is sure to impress. Designed for entertaining, the wide open, main floor great room features a GOURMET KITCHEN outfitted with top-of-the-line appliances, an OVERSIZED ISLAND and plenty of custom cabinets. Flooded with light, this inviting space spills out onto a charming low maintenance, two-tiered, WEST FACING BACKYARD, perfect for dinner parties or simply relaxing. With a bedroom/office and 3 pc bathroom on this level there are plenty of options for multiple uses. The upper level features a SPA-INSPIRED MASTER BEDROOM with glassed in shower with STEAM, Japanese soaker tub with air jets, dual vanity and a custom walk-through closet to the laundry room. The second bedroom upstairs also features a walk-in closet and 4 pc ensuite. The lower level completes this home with an oversized tandem double garage over 43'™ long (pick-up truck worthy!). Currently used as a garage plus man-cave/gym, this space is fully heated with in-floor heating and could be finished & closed off as an additional room with window or used as a workshop, gym, man-cave. ADDITIONAL FEATURES INCLUDE: Solid core interior doors, 9" beveled baseboards, honed slate counters, built-in King sized bed & side tables in the master, site finished oak hardwood, water softener system & CENTRAL A/C. The location is superb and within walking distance



of Richmond School, Mount Royal School & Western Canada High School, the community gardens around the corner, tennis courts less than a block away, newly revamped Buckmaster park at the end of the street & an off leash park 2.5 blocks away. Not to mention all the restaurants and nightlife on 17th just a short stroll away.

Built in 2005

Essential Information

MLS® #	A2143195
Price	\$830,000
Sold Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,861
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

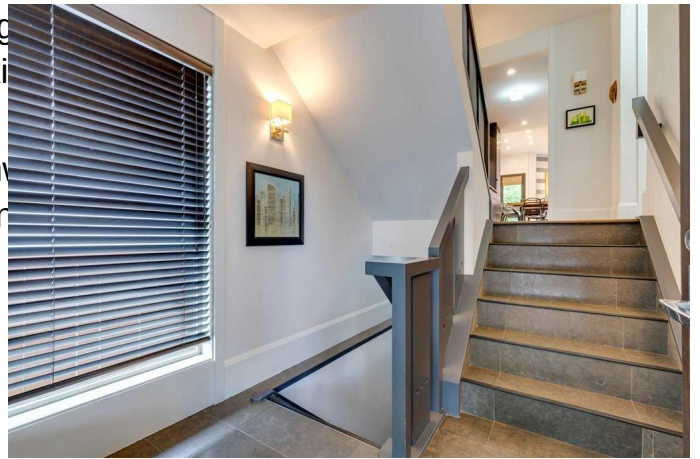
Address	2319 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4E6

Amenities

Parking Spaces	3
Parking	Double Garage Attached, Driveway, Front Drive, Heated Garage, Oversized, Tandem

Interior

Interior Features	Central Vacuum, Closet Organizer, No Animal Home, No Smoking Room, Storage
Appliances	Central Air Conditioner, Dishwasher, Cooktop, Microwave, Over the Range
Window Coverings	
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished



Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 2nd, 2024
Days on Market	12
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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