

\$769,900 - 2123 16 Street Sw, Calgary

MLS® #A2155131

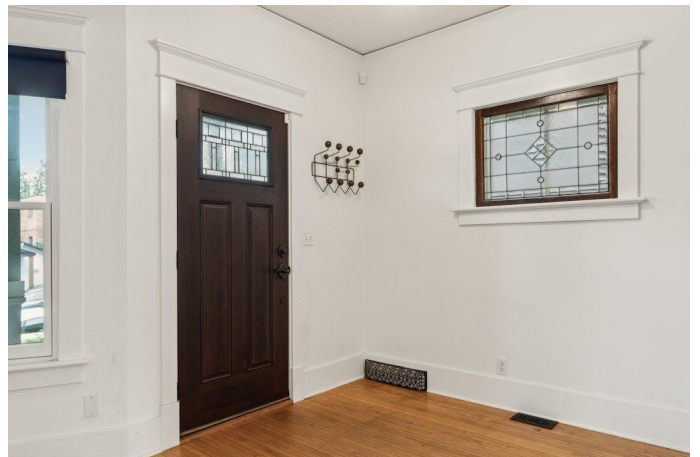
\$769,900

3 Bedroom, 2.00 Bathroom, 1,542 sqft

Residential on 0.07 Acres

Bankview, Calgary, Alberta

Character home meets modern convenience in this stunning two-storey home in the heart of Bankview. Built in 1911 this home has all of the architectural charm of a well-built character home with thoughtful renovations and refreshments that make it the perfect for modern day living. The welcoming east facing front porch, perfect for enjoying your morning coffee, brings you into the home through the Pella heritage-style front door. Upon entering there's the generous sized living and dining area, ideal for entertaining. Notable main level features include the decorative fireplace mantle with tile surround, Hunter Douglas cordless blinds, Schoolhouse Electric light fixtures, a 2pc guest bathroom with exposed brick and upgraded Pella windows throughout the house. Off the dining room is the kitchen with a Viking 6-burner gas range and a premium VentA Hood, Bosch dishwasher (2022), custom built banquette seating with storage underneath, custom cabinetry, penny tile backsplash, exposed brick and access to the west facing backyard. Private backyard, new sod, low maintenance landscaping and enjoy the convenience of the double detached garage. The house roof shingles, eavestroughs and downspouts were replaced in 2019. The top floor of the home offers 3 bedrooms, including a large primary retreat with a functional dressing/sitting area, 2 walk-in closets and a window air conditioner. One of the secondary bedrooms provides access to the patio overlooking the backyard,



what a treat. The renovated bathroom features a tiled walk-in shower with a built-in bench, a rain shower head as well as a wall mounted shower head, in-floor heat, a DXV toilet and all of the bathroom fixtures are the quality brand, Riobel. The basement is undeveloped with a 3pc bathroom rough-in and awaits your vision. Roof shingles were replaced in 2019. This charming property is located within steps to 17th Ave SW for shopping, restaurants, coffee shops and access to public transportation to get to Downtown. The park at the end of the street has recently been revitalized and is a great place to take kids to the playground, spend time with friends enjoying a picnic or spend some solo time reading a book. Ready for a quick possession, check out the 3D tour.

Built in 1911

Essential Information

MLS® #	A2155131
Price	\$769,900
Sold Price	\$769,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,542
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2123 16 Street Sw
Subdivision	Bankview
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 4E5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 21st, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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