

\$550,000 - 2308 16a Street Sw, Calgary

MLS® #A2161216

\$550,000

2 Bedroom, 2.00 Bathroom, 1,643 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to this stunning townhome nestled in the vibrant heart of Bankview, just a short stroll from the trendy 17th Ave! This beautifully designed home blends modern style with urban convenience, offering everything you need for a chic city lifestyle. Step inside and head upstairs to the main living area, where you'll be greeted by a sleek, modern kitchen. It features stylish white cabinets with a seamless design – both the fridge and dishwasher are cleverly disguised to match the cabinetry. The kitchen is equipped with a built-in oven, stove top, over-the-range microwave, quartz countertops, and even a garburator for easy clean-up. A convenient eating bar and additional cabinetry line the far wall, while the elegant tile flooring adds to the modern aesthetic.

Around the corner, a spacious and versatile room awaits, perfect as a dining area, family room, or both. This space is bathed in natural light, thanks to the floor-to-ceiling windows that offer breathtaking views of the downtown skyline. On the upper level, you'll find the tranquil primary bedroom, complete with a luxurious 5-piece ensuite bathroom featuring a tile floor. The hallway includes a laundry closet for added convenience, and a skylight above fills the space with even more natural light. A unique glass floor panel allows views of the lower level, adding a touch of architectural interest. Descending to the lower levels, you'll discover a cozy living room with rich hardwood floors and a charming wood-burning



fireplace. Sliding patio doors open out to a private deck, perfect for relaxing or entertaining. A half-flight down leads to a full 4-piece bathroom and exterior storage access under the parking pad. On the lowest level, you'll find an additional room that can be used as a bedroom, office, or flex space, with another set of patio doors leading to the backyard. Located in an unbeatable location, you're just steps away from shops, restaurants, and quick access to the downtown core. This townhome offers the perfect blend of luxury, versatility, and urban living!

Built in 1981

Essential Information

MLS® #	A2161216
Price	\$550,000
Sold Price	\$535,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,643
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	2308 16a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4K4

Amenities

Amenities	None
Parking Spaces	1
Parking	Carport, Covered, On Street

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Views
Roof	Flat
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 20th, 2024
Days on Market	15
Zoning	M-CGd72
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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