



GRASSROOTS
REALTY GROUP

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**403, 2220 16A Street SW
Calgary, Alberta**

MLS # A2215372



\$220,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	475 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 349
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

Undeniable value with this renovated, top floor, contemporary suite in a concrete building. This condo is a sound investment for first-time buyers or investors alike, offering a prime top-floor west facing location, a generous sized patio, in-suite laundry, storage locker, bike storage, & assigned parking. Immerse yourself in the kitchen with quartz counters, under-mount sink, wall of custom cherry cabinets, elegant tiled backsplash & upgraded stainless appliances. The open concept dining area with breakfast bar and nook flows through to the bright & airy living area, accentuated by a large sliding glass door to the West patio. The bedroom allows for a queen size bed and side tables and includes newer carpet and a custom built-in storage closet. The bathroom features quartz counters with stainless sink, tiled soaker tub, & ceramic tiled floors. Bankview Park is a well managed and beautifully maintained concrete building in the heart of Bankview features new hardie bard siding. The building backs onto newly refurbished Buckmaster Park and is close to transit hubs allowing for easy access to downtown, SAIT, Mt. Royal & U of C. Pet friendly building with NO post tension cables. This one won't last long!