



**GRASSROOTS**  
REALTY GROUP

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**2305 16A Street SW**  
**Calgary, Alberta**

**MLS # A2217640**



**\$839,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,637 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Fridge in basement

If you've been dreaming of a home with panoramic DOWNTOWN VIEWS and inner-city charm, this one-of-a-kind character home checks all the boxes. Perched high on a treed lot just minutes from Calgary's core, this beautifully UPDATED 3-bedroom, 3.5-bath home offers 1,637 ft<sup>2</sup> of timeless appeal and outstanding potential on a 37.5 ft lot—whether you plan to move in, rent it out, or explore future redevelopment. From the moment you arrive, the home makes a lasting impression. Behind the front gate lies lush landscaping, a peaceful paving stone courtyard, and a sense of seclusion rarely found in the city. Inside, the main floor blends modern updates with classic details: the RENOVATED KITCHEN features quartz counters and stainless steel appliances, while the formal dining room is ready for lively dinners and celebrations. The front living room is a true highlight, with a cozy WOOD-BURNING FIREPLACE, bay window, and sweeping views of Calgary's skyline. Upstairs, the primary suite features dual closets (including a walk-in), a jetted tub, and a private balcony—your perfect morning coffee spot with a postcard-worthy backdrop. Two additional bedrooms and another full bath complete the upper level. The FINISHED WALK-OUT BASEMENT includes a flex room (ideal for a home office or guest space), an updated 3-piece bath, and a kitchenette—great for hosting guests or accommodating multigenerational living. Outdoor living is just as special, with a spacious upper deck and a covered patio below—both perfectly positioned to enjoy the incredible cityscape. Additional highlights include an oversized single detached garage, a newer furnace (2021), and two hot water heaters. And the location? It's unbeatable—minutes to shopping, public transit, the Bow River pathways, and everything downtown has to offer.

Whether you're looking to fall in love with a unique century home or invest in a premium inner-city lot, this is a rare opportunity not to be missed.