



GRASSROOTS
REALTY GROUP

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2134 16A Street SW
Calgary, Alberta

MLS # A2226449



\$860,000

| | | | |
|------------------|--|---------------|--------------------|
| Division: | Bankview | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey | | |
| Size: | 1,900 sq.ft. | Age: | 1912 (113 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Gravel Driveway, See Remarks | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Built-in Features, Ceiling Fan(s), High Ceilings, Stone Counters, Track Lighting, Vinyl Windows, Wood Windows | | |

Inclusions: Mirror above fireplace in living room, electric fireplace on upper floor, wardrobe in basement bedroom, propane patio heater.

****REDUCED \$15K - OPEN HOUSE SUNDAY JUNE 22nd 2-4PM**** Discover the best of both worlds in this beautifully restored and thoughtfully updated heritage home, blending old-world character with modern conveniences to please even the most discerning buyer. Nestled on a quiet street in the heart of Bankview, this 2 $\frac{1}{2}$ storey beauty sits on a spacious 37.5' x 118' lot and offers over 1,900 sq ft of above-grade living space — one block from Buck Master Park, minutes from 17th Avenue, Crowchild Trail, the Sunalta LRT, and downtown. Step onto the inviting front porch and into a home where heritage details and contemporary updates coexist in harmony. Original woodwork, staircase, and antique light fixtures blend seamlessly with high ceilings, hardwood floors throughout, recessed lighting, and updated windows and doors. A striking gas fireplace with a black and silver filigree grill anchors the cozy living area, while the massive dining room is an entertainer's dream—flooded with natural light from bay windows and garden doors leading to the tranquil backyard oasis. Custom built-ins and a second decorative fireplace adds warmth and functionality. The adjacent kitchen, fully renovated in 2017, features custom full-height shaker cabinets, a unique soapstone farmhouse sink and countertops, recessed lighting and stainless appliance package —perfect for the home chef. A convenient powder room completes the main level. Moving up to the second floor, there are two generously sized bedrooms plus the main bath which has a walk-in shower as well as an original claw foot soaker tub where you can relax and rejuvenate! The third floor is a bright and expansive flex space with vaulted ceilings, cleverly designed built-in storage, a 3-piece bathroom and fireplace feature - perfect as a primary suite, creative studio,

or inspiring home office. The partially finished basement adds even more versatility with a bedroom, office/hobby space, laundry area and flex room for future development. Plumbing is roughed in for an additional bathroom. Outdoor lovers will appreciate the covered front porch and a massive tiered rear deck, surrounded by lilac trees and perennial gardens — an ideal setting for summer gatherings or quiet mornings. The double garage, with a bit of TLC, could be restored for parking if you extend the driveway, reimagined as a hobby space or, with city approval, replaced with a garage/carriage suite for added value. Extensively updated over the years, this home has been taken down to the studs with all-new drywall, electrical, and plumbing, most windows and doors replaced, fireplace installation, kitchen renovation (2017) and brand-new furnace, hot water tank and water supply line (2025). This is truly a move-in ready home full of soul, comfort and potential — check out the ****VIRTUAL TOUR**** then come see it to fully appreciate it.