



GRASSROOTS
REALTY GROUP

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2520 16 Street SW
Calgary, Alberta

MLS # A2227709



\$874,900

Division:	Bankview		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,921 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated, See Remarks		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

**** Please click on "Videos" for 3D tour **** Brand new, stunning 3 Storey home with **VIEWES OF DOWNTOWN** in very desirable Bankview! Amazing features include: over 2300 sq feet of development, chef's kitchen with quartz island/gas stove, 9 foot ceilings on main floor, amazing primary suite with 5-piece en suite bath including roughed-in steam shower/walk-in closet/heated tile floors & private owners balcony, 4 total bedrooms, 4.5 total bathrooms, deck from 2nd level, upper laundry room, engineered hardwood & tile flooring, custom built-ins in EVERY closet, dining room with feature wall, flex room with wet bar & 4-piece bathroom in basement, roughed-in A/C, double insulated/drywalled attached garage, roughed-in in-floor heat & much more! Location is amazing - super quiet street, all schools close by, only 4 min to downtown & easy access to all amenities! It also comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping - sidewalks/deck/fences & gates/rundle rock! Measurements are as follows: Main floor - 671 sq ft, Second Level - 678 sq ft, Third Level - 571, Basement Level Developed - 355 sq ft. **THIS PROPERTY WOULD MAKE AN EXCELLENT SHORT TERM RENTAL / AIRBNB. IMMEDIATE POSSESSION!**