

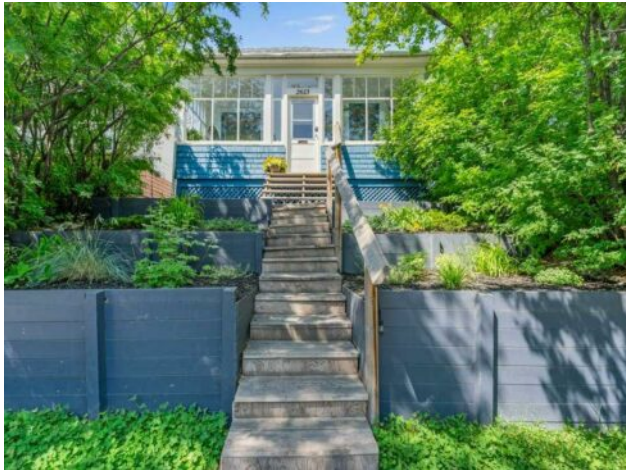


GRASSROOTS
REALTY GROUP

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2613 16 Street SW
Calgary, Alberta

MLS # A2232990



\$565,000

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	865 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Garden, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Wood Counters		

Inclusions: N/A

Sitting high up in Bankview, this charming character home is full of warmth, light, and personality. It's a solid mix of old and new, with original hardwood floors, a renovated kitchen and bathroom, and updated plumbing and electrical so you can move in without worry. There are 2 good sized bedrooms, plus a bright front flex room perfect as a home office, den, or even a third bedroom if you need the space. The front sunroom is a cozy spot to enjoy your morning coffee or a spritz in the evening. Out back, you'll find an oversized backyard, private and ready for summer get togethers, gardening, or just hanging out in the sun. The bathroom still holds a bit of its vintage charm, with a classic clawfoot tub that adds character you just don't find in new builds. The basement is unfinished and great storage now, or ready to finish however you like. This home is in a great spot close to downtown, transit, parks, and all the great local spots in Bankview and Marda Loop. If you're looking for something with charm, space, and the important updates already done this might be the one.