



**GRASSROOTS**  
REALTY GROUP

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303, 2401 16 Street SW  
Calgary, Alberta

MLS # A2240825



**\$269,900**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 622
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Modern comfort meets unbeatable inner-city convenience in this top-floor condo located in the vibrant, walkable community of Bankview. Set in a well-maintained, low-rise concrete building, this bright and stylish 2 bedroom, 2 bathroom unit offers 875 square feet of beautifully updated living space with south-western exposure and fantastic natural light. Inside, you'll appreciate the fresh eggshell-coloured paint throughout, newer vinyl windows and patio door, and the seamless blend of laminate and ceramic tile flooring. The living room features a charming wood-burning fireplace with tile surround and mantle, and opens onto a generous 20-foot sundeck—ideal for enjoying the evening sun. The white kitchen is both functional and stylish, and now includes a brand-new dishwasher and a newer refrigerator. Both bathrooms have been renovated, with the main 4-piece bath showcasing an upgraded tub, tile, vanity, and fixtures. The primary bedroom features a walk-through closet and a newly updated 3-piece ensuite with a new sink, vanity, and fresh tile work. Other thoughtful updates include refinished and repainted baseboards throughout the unit, adding a clean and cohesive look. The building offers a range of amenities, including secure underground parking with an electronic gate, an assigned storage locker and bike storage on the same level, and a common laundry room on the second floor with three washers and dryers. Many units have installed their own in-suite laundry, offering even more flexibility and convenience (pending board approval). You'll also love the shared rooftop patio, which features downtown views, a BBQ and picnic area, and rentable gardening beds through the condo corporation—perfect for those with a green thumb or a love of outdoor entertaining. With parks, tennis courts, and green space nearby—and 17th

Avenue’s shops, restaurants, and cafés just a short walk away—this updated condo offers the perfect balance of peaceful living and city buzz. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this is a home that checks all the boxes.