



**2512 16B Street SW
Calgary, Alberta**

MLS # A2259746



\$535,000

Division:	Bankview		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,699 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 575
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	N/A		

Prime townhome in a choice Bankview location across from a park, tennis courts and community center. Thoughtful architectural design boasts a spacious, 2 bedroom, 2.5 bathroom floor plan complete with gourmet kitchen, dining area, & great room. The main floor accommodates an open concept featuring quarter-sawn mahogany hardwood floor throughout. The central kitchen has a large cabinet style pantry, dark-stained full maple cabinets, and elegant quartz countertops complemented with stainless steel appliances. Each of the two bedrooms on the second floor is equipped with a private ensuite, presenting polished marble countertops, & expansive vanity mirrors. This townhome is nestled in the heart of the city in one of Calgary's oldest communities; a fantastic location that embodies both the charm of an established community and all the conveniences of urban living.