



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2259746**



**\$535,000**

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

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.