



**402, 2220 16A Street W  
Calgary, Alberta**

**MLS # A2291034**



**\$218,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	488 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers		

**Inclusions:** N/A

Bright and stylish top-floor condo in a quiet, concrete building in the desirable community of Bankview. This well-maintained suite features a functional open-concept layout, updated flooring, a custom kitchen, and convenient in-suite European washer/dryer. Spacious bedroom includes a custom wardrobe, while the bathroom offers a relaxing soaker tub and large vanity. Enjoy west-facing views from your private balcony. Additional features include assigned parking and a main-level storage locker. Solid concrete construction provides excellent sound insulation, no post-tension cables, storage, and private setting offer comfortable and quiet living. Ideally located within walking distance to 17th Avenue's shops, cafés, and amenities, with easy access to transit and downtown. Pet friendly with board approval (2 cats or 1 cat and 1 dog permitted). A fantastic opportunity for low-maintenance inner-city living!