



402, 2117 16 Street SW
Calgary, Alberta

MLS # A2294470



\$204,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	497 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Outside, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 467
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Track Lighting		

Inclusions: None

Top-Floor Condo with Downtown Views & Pet Friendly! Bright top-floor unit in a desirable Beltline location, offering the ideal downtown lifestyle. Only two units on the floor, with a west-facing balcony featuring glass railings and enough space for outdoor seating. A large rooftop patio just steps away provides panoramic views of Calgary's skyline. Inside, the open-concept floor plan includes a modern kitchen with tile backsplash, stainless steel appliances, and room for a small island. The sunny south-facing bedroom overlooks treetops, while the full bathroom features a soaker tub and tiled backsplash. Durable laminate flooring runs throughout for a clean, cohesive finish. Highlights include: Newer free laundry facilities on main floor Assigned parking stall with plug-in Private storage room (not a cage) one floor below Pet-friendly building (with board approval) Fantastic walk and bike scores. Close to 17th Avenue shops, Buckmaster Park, restaurants, and transit. Central, vibrant, and move-in ready!