



**GRASSROOTS**  
REALTY GROUP

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**2518 16 Street SW**  
**Calgary, Alberta**

**MLS # A2204309**



**\$874,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,843 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters		

**Inclusions:** non

Important Note: A legal suit can be added to the unit pending City approval. Plan are prepared and available for submission upon the buyer request...Welcome to this stunning brand-new duplex, in one of the prime location in Calgary ( Bankview ), Over 2200 sq ft of living space, with easy access to local amenities and transportation, Its perfectly designed for comfort and luxury living! With 5 spacious bedrooms and 5 modern bathrooms, with high end appliance package, 10 foot ceilings on main floor / 9 foot ceilings upper & basement, this property offers ample space for families, friends, and guests. don't forget to enjoy the birds sound from the main floor balcony, and for more privacy we made loft with spacious bonus room, Bedroom, bathroom and big balcony to enjoy downtown view. - 4 upper bedrooms with plenty of natural light and built-in closets - 4.5 stylish bathrooms with high-end fixtures and finishes - Double garage attached with additional room behind and kitchenette plus full bathroom - Open-plan living area with gourmet chef's kitchen, perfect for entertaining - High ceilings, elegant fixtures, and modern finishes throughout - Private outdoor spaces for relaxation and enjoyment - Energy-efficient appliances and systems - Smart home technology integration \*Don't miss out on this incredible opportunity! Contact us today to schedule a viewing and make this dream home yours