



**GRASSROOTS**  
REALTY GROUP

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**2104 16 Street SW**  
**Calgary, Alberta**

**MLS # A2209489**



**\$769,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Bankview                                     |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 812 sq.ft.                                   | <b>Age:</b>   | 1949 (76 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached                       |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Level, Low Maintenance Landscape |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Cork, See Remarks   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cedar, Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Beamed Ceilings, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting |                   |      |

**Inclusions:** N/A

Meticulously renovated in 2006 by the renowned Rectangle Design, this distinctive corner lot residence in Bankview stands as a true architectural gem—expertly blending modern design with everyday functionality. Step into a sun-filled, open-concept West-facing main floor where polished concrete floors with an epoxy finish bring a touch of modern sophistication. The chef-inspired kitchen is both stylish & functional, featuring full-height cabinetry, solid cherry drawer fronts, a gas stove, and stainless steel appliances. The main bathroom is a spa-like retreat, complete with a custom concrete sink with dual faucets, a deep soaker tub, & a separate glass-enclosed shower. The expansive primary bedroom offers a built-in bed & clever integrated storage, creating a cozy yet refined sanctuary. A second bedroom with west-facing windows offers beautiful afternoon light. The fully developed basement continues to impress with warm cork flooring, high ceilings, & oversized windows that flood the space with natural light. This level includes a 3-piece bathroom, a comfortable den (currently used as a bedroom though window does not meet egress), a media area, & a flexible office & hobby area—perfect for both productivity & unwinding. Thoughtful upgrades throughout include updated electrical wiring & panel, newer windows, enhanced insulation, 9-foot flat painted ceilings, recessed lighting, & numerous built-ins. Outside, the generous South & West facing yard is surrounded by mature trees, offering privacy & a peaceful urban escape. An attached single garage provides secure parking for a compact vehicle, along with ample room for additional storage. Just steps from the energy & amenities of 17th Avenue, this home offers the perfect balance of inner-city living & serene retreat. With a layout that feels far more spacious than its square footage

suggests, this unique property is a must-see for anyone seeking style, substance, & an unbeatable location. Contact us today for more information or to schedule your private showing!