

# \$874,900 - 2520 16 Street Sw, Calgary

MLS® #A2181221

**\$874,900**

4 Bedroom, 5.00 Bathroom, 1,921 sqft

Residential on 0.03 Acres

Bankview, Calgary, Alberta

\*\*\* Please click on "Videos" for 3D tour \*\*\*

THIS PROPERTY WOULD MAKE AN  
EXCELLENT SHORT TERM RENTAL /  
AIRBNB \*\* BE THE FIRST OWNER in this

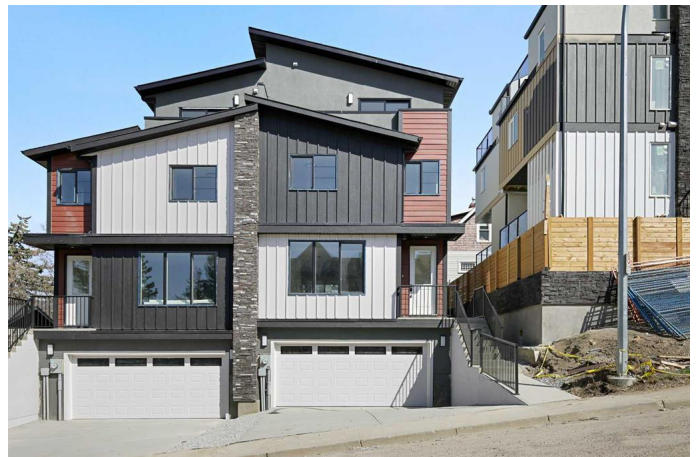
stunning 3 Storey home with VIEWS OF  
DOWNTOWN in very desirable Bankview!

Amazing features include: over 2300 sq feet of  
development, chef's kitchen with quartz island,  
9 foot ceilings on main floor, amazing primary  
suite with 5-piece en suite bath including  
roughed-in steam shower/walk-in  
closet/heated tile floors & private owners  
balcony, 4 total bedrooms, 4.5 total  
bathrooms, deck from 2nd level, upper laundry  
room, engineered hardwood & tile flooring,  
custom built-ins in EVERY closet, dining room  
with feature wall, flex room with wet bar &  
4-piece bathroom in basement, roughed-in  
A/C, double insulated/drywalled attached  
garage, roughed-in in-floor heat & much more!

Location is amazing - super quiet street, all  
schools close by, only 4 min to downtown &  
easy access to all amenities! It also comes  
with bumper to bumper warranty (1, 2, 5, 10) &  
all landscaping - sidewalks/deck/fences &  
gates/rundle rock! IMMEDIATE

POSSESSION! Legal suite can be added  
pending City approval. Plans are available  
upon request. Measurements are as follows:  
Main floor - 671 sq ft, Second Level - 678 sq ft,  
Third Level - 571, Basement Level Developed  
- 355 sq ft.

Built in 2025



## Essential Information

MLS® #	A2181221
Price	\$874,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,921
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

## Community Information

Address	2520 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4E9

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Insulated, See Remarks
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Dryer, Gas Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Balcony, Rain Gutters
Lot Description	Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cement Fiber Board, Concrete, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 2nd, 2024
Days on Market	164
Zoning	M-CG d72

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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