



GRASSROOTS
REALTY GROUP

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2520 16 Street SW
Calgary, Alberta

MLS # A2227709



\$874,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Bankview | | |
| Type: | Residential/Duplex | | |
| Style: | 3 (or more) Storey, Attached-Side by Side | | |
| Size: | 1,921 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Insulated, See Remarks | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot, Street Lighting | | |

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|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Partial | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Stone, Stucco, Wood Frame | Zoning: | M-CG d72 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | N/A | | |

**** Please click on "Videos" for 3D tour **** Brand new, stunning 3 Storey home with **VIEWES OF DOWNTOWN** in very desirable Bankview! Amazing features include: over 2300 sq feet of development, chef's kitchen with quartz island/gas stove, 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! Measurements are as follows: Main floor - 671 sq ft, Second Level - 678 sq ft, Third Level - 571, Basement Level Developed - 355 sq ft. **THIS PROPERTY WOULD MAKE AN EXCELLENT SHORT TERM RENTAL / AIRBNB. IMMEDIATE POSSESSION!**