



GRASSROOTS
REALTY GROUP

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2518 16B Street SW
Calgary, Alberta

MLS # A2319413



\$1,049,000

Division:	Bankview		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,421 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Off Street, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully crafted three storey home, showcasing contemporary luxury finishes, exceptional attention to detail, and an elevated lifestyle. This home delivers the ideal blend of luxury, function, and investment opportunity in the heart of Bankview. The main-floor legal suite is a standout feature, complete with its own kitchen, laundry, independent furnace, living area, and bedroom, ideal for rental income, guests, or multigenerational living. Features of this home include designer oak engineered hardwood flooring, LED lit stairways, under cabinet and vanity lighting, 9 foot ceilings, heated tile floors, triple pane windows, vaulted third floor ceilings, and a striking gas fireplace. The expansive open concept main living area is perfect for entertaining, highlighted by a chef inspired kitchen with custom white shaker cabinetry, under cabinet lighting, a gas cooktop with pot filler, built in oven, professional refrigerator, and a stunning dual waterfall quartz island. Upstairs, the luxurious primary suite features a beautiful 5 piece ensuite complete with a freestanding soaker tub, steam shower with heated bench, and programmable in floor heating. This level is complemented by two additional bedrooms and convenient upper level laundry. The exterior showcases Hardie Board siding, acrylic stucco, and metal clad windows, enhanced by professional landscaping and a fully fenced yard. A heated single attached garage provides added comfort, along with extra driveway parking for guests. Situated just minutes from downtown and 17th Avenue amenities, this home truly delivers exceptional inner city living.