



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2520 16B Street SW
Calgary, Alberta

MLS # A2331500



\$419,900

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	676 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	City Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Open Floorplan, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-CG d111
Utilities:	-

Inclusions: N/A

Welcome to this charming character bungalow situated on a rectangular 25' x 82' inner-city lot in the highly desirable community of Bankview. Featuring 2+1 Bedrooms, 2 Bathrooms, and 676 sq.ft., this property offers excellent potential for investors, builders, or buyers looking to secure a prime inner-city location only minutes from Downtown Calgary, 17th Avenue SW, Marda Loop, shopping, restaurants, parks, and transit. Surrounded by newer executive infills and ongoing redevelopment, the property is zoned M-CG d111, offering outstanding future redevelopment potential in one of Calgary's most sought-after inner-city neighbourhoods. The existing bungalow is full of warmth and character, featuring 9-foot ceilings and a bright functional layout. The spacious Living Room feels bright and inviting with large windows bringing in natural light, while the separate Dining Room provides comfortable everyday dining space rarely found in homes of this size. The Kitchen offers practical functionality with direct access to the backyard. Two Bedrooms and a full 4-piece Bathroom complete the main level. The partially finished basement adds additional flexibility with a third Bedroom, 3-piece Bathroom, laundry area, storage space, and separate entrance access potential. Step out to enjoy a sunny front porch, private backyard with mature trees, and parking pad. This location offers outstanding convenience with quick access to Downtown Calgary, Crowchild Trail, 14 Street SW, public transit, boutique shopping, cafes, restaurants, parks, and nearby schools. Bankview continues to be one of Calgary's strongest inner-city redevelopment communities, making this an excellent holding property or future build opportunity. Whether you are looking to redevelop, invest, renovate, or hold for the future, this is a rare opportunity to own an inner-city property in a

rapidly evolving location.