



GRASSROOTS
REALTY GROUP

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402, 2220 16A Street SW
Calgary, Alberta

MLS # A2333203



\$205,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	488 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate, Vinyl
Roof:	-
Basement:	-
Exterior:	Brick, Cedar, Concrete, Stucco
Foundation:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 358
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Live Where Calgary Comes Alive – Welcome to Bankview! Looking for the perfect blend of inner-city convenience, walkability, and safety. This TOP-FLOOR penthouse suite in this sought-after community of offers everything buyers love about urban living. Situated in a QUIET, solid CONCRETE building, this move-in-ready home features an inviting open-concept layout, updated flooring, a custom kitchen, and the convenience of an in-suite European washer/dryer. The spacious bedroom includes a custom built-in wardrobe, brand new flooring, while the bathroom offers a relaxing soaker tub and oversized vanity. Unwind on your private SouthWest facing Balcony, where you can soak up the afternoon sun and enjoy Calgary's beautiful sunsets. Built with solid concrete construction, you'll appreciate the exceptional sound insulation, added privacy, and peace of mind. An assigned Parking Stall, STORAGE locker Bike Room add even more convenience. One of Bankview's greatest attractions is its unbeatable location. Just steps from the energy of 17th Avenue SW, you'll enjoy some of Calgary's best restaurants, cafés, boutiques, fitness studios, and nightlife, while still living on a quiet residential street. Downtown, the Beltline, parks, bike pathways, and transit are all within easy reach, making it easy to leave the car at home. Whether you're a first-time buyer, young professional, or savvy investor, this home offers an incredible opportunity to own in one of Calgary's most vibrant and desirable inner-city communities. Experience why so many buyers choose Bankview—book your private showing today!