



THE
A-TEAM

**RE/MAX
FIRST**

2520 16 Street, Calgary T2T 4E9

MLS® #: **A2130663**

Area: **Bankview**

Listing Date: **05/09/24**

List Price: **\$964,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

1,337 sqft

Lot Shape:

25 x 53.5

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Street Lighting,Rectangular Lot
Double Garage Attached,Driveway,Insulated,See Remarks**

Finished Floor Area

Abv Sqft:

1,950

Low Sqft:

Ttl Sqft:

1,950

DOM

196

Layout

Beds:

4 (4)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Balcony,Rain Gutters

Construction:

Cement Fiber

Board,Concrete,Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Game Room	Basement	17`5" x 12`11"	4pc Bathroom	Basement	5`0" x 8`1"
Dining Room	Main	10`8" x 9`8"	Den	Main	8`1" x 9`4"
Kitchen	Main	10`8" x 13`0"	Living Room	Main	13`10" x 11`0"
2pc Bathroom	Main	5`7" x 5`0"	Bedroom	Upper	10`9" x 11`4"
4pc Ensuite bath	Upper	8`1" x 5`0"	Bedroom	Upper	9`3" x 11`4"
Bedroom	Upper	9`6" x 9`1"	4pc Bathroom	Upper	5`10" x 8`2"
Laundry	Upper	5`6" x 5`3"	Bedroom - Primary	Third	12`5" x 13`9"
5pc Ensuite bath	Third	13`6" x 6`3"	Bonus Room	Third	12`7" x 10`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **M-CG d72**
 Legal Desc: **TBD**

Remarks

Pub Rmks: **** YOUR BRAND NEW DREAM HOME **** Stunning 3 Storey home with **VIEW**S OF DOWNTOWN in very desirable Bankview! Amazing features include: over 2150 sq feet of development, chef's kitchen with 12' quartz island, towering 10 foot ceilings on main floor / 9 foot ceilings on upper/3rd floors & basement, amazing 3rd floor 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, large deck from 2nd level, upper laundry room, engineered hardwood/tile/carpet flooring, custom built-ins in EVERY closet, large dining room with customizable feature wall, roughed-in A/C, double insulated/drywalled attached garage & much more! Location is amazing - super quiet/tree lined 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 & sod! Possession approximately December 20, 2024. Please note - pictures are of previous builds.

Inclusions: **N/A**
 Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





