



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2319 16 Street, Calgary T2T 4E6**

MLS®#: **A2143195**

Area: **Bankview**

Listing Date: **06/20/24**

List Price: **\$830,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,861**

Year Built:

**2005**

Low Sqft:

Lot Information

Ttl Sqft:

**1,861**

Lot Sz Ar:

**2,475 sqft**

Lot Shape:

DOM

**10**

Layout

Beds:

**3 (3 )**

Baths:

**3.0 (3 0)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Low Maintenance Landscape,Landscaped**

**Double Garage Attached,Driveway,Front Drive,Heated Garage,Oversized,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Washer/Dryer,Water Softener,Window Coverings**  
Int Feat: **Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Soaking Tub,Steam Room,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>19`10" x 11`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 11`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`5" x 5`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`4" x 13`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 8`1"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 16`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 12`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`4" x 14`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`3" x 6`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5228AF**

Zoning:  
**M-CG d72**

Remarks

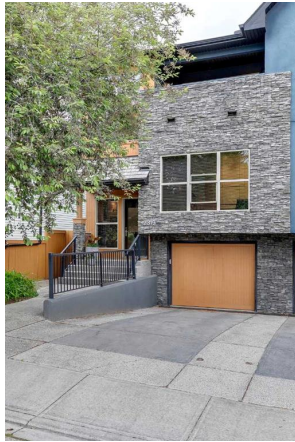
Pub Rmks:

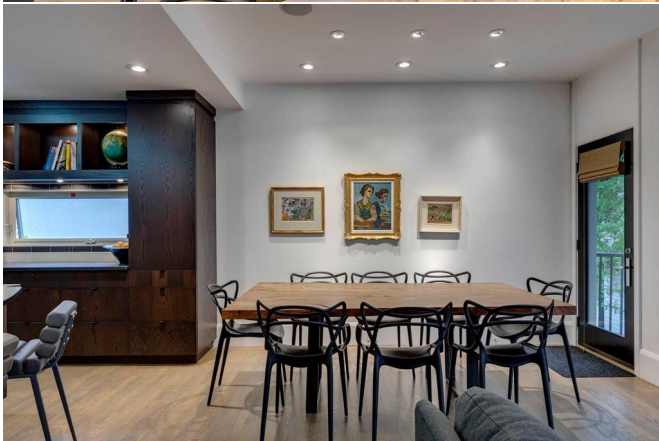
**Located on a quiet NO THROUGH ROAD in Bankview, this unique, quality built custom infill is sure to impress. Designed for entertaining, the wide open, main floor great room features a GOURMET KITCHEN outfitted with top-of-the-line appliances, an OVERSIZED ISLAND and plenty of custom cabinets. Flooded with light, this inviting space spills out onto a charming low maintenance, two-tiered, WEST FACING BACKYARD, perfect for dinner parties or simply relaxing. With a bedroom/office and 3 pc bathroom on this level there are plenty of options for multiple uses. The upper level features a SPA-INSPIRED MASTER BEDROOM with glassed in shower with STEAM, Japanese soaker tub with air jets, dual vanity and a custom walk-through closet to the laundry room. The second bedroom upstairs also features a walk-in closet and 4 pc ensuite. The lower level completes this home with an oversized tandem double garage over 43' long (pick-up truck worthy!). Currently used as a garage plus man-cave/gym, this space is fully heated with in-floor heating and could be finished & closed off as an additional room with window or used as a workshop, gym, man-cave. ADDITIONAL FEATURES INCLUDE: Solid core interior doors, 9" beveled baseboards, honed slate counters, built-in King sized bed & side tables in the master, site finished oak hardwood, water softener system & CENTRAL A/C. The location is superb and within walking distance of Richmond School, Mount Royal School & Western Canada High School, the community gardens around the corner, tennis courts less than a block away, newly revamped Buckmaster park at the end of the street & an off leash park 2.5 blocks away. Not to mention all the restaurants and nightlife on 17th just a short stroll away.**

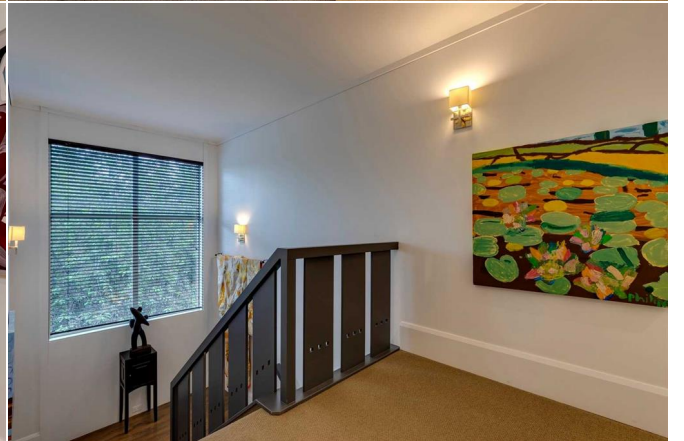
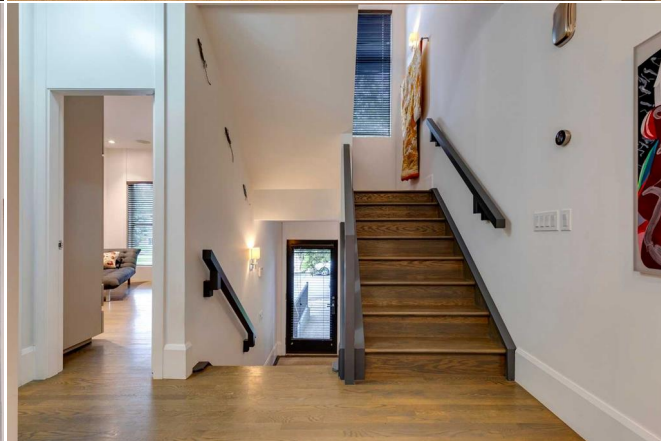
Inclusions:  
Property Listed By:

**Hot tub as-is, garage wall storage system & attachments, built-in king sized bed and side tables (not including mattress), TV bracket in garage  
Royal LePage Solutions**

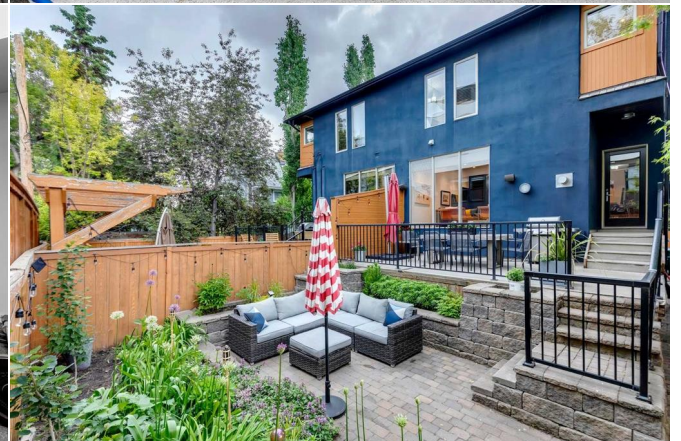
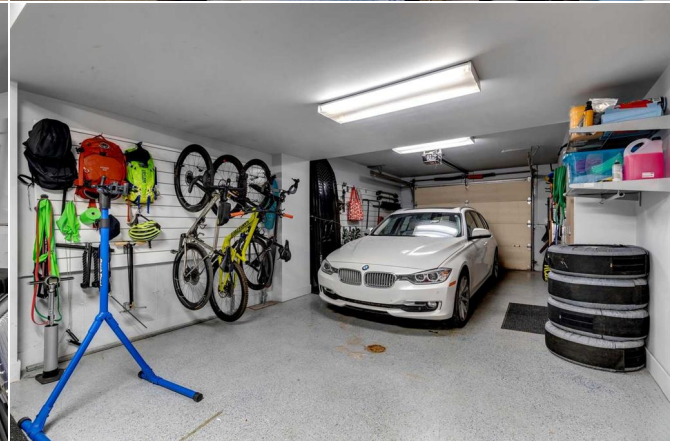
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

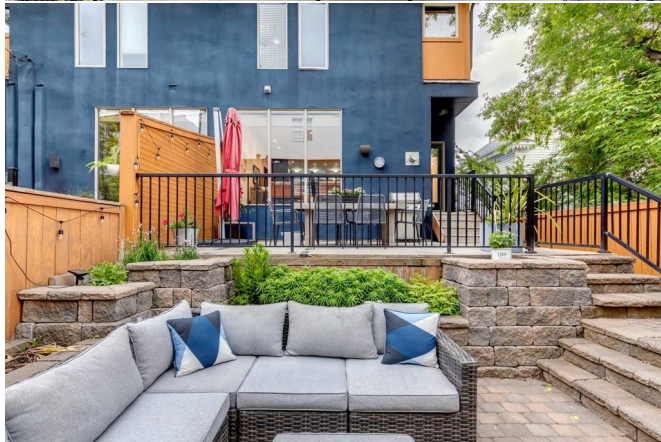
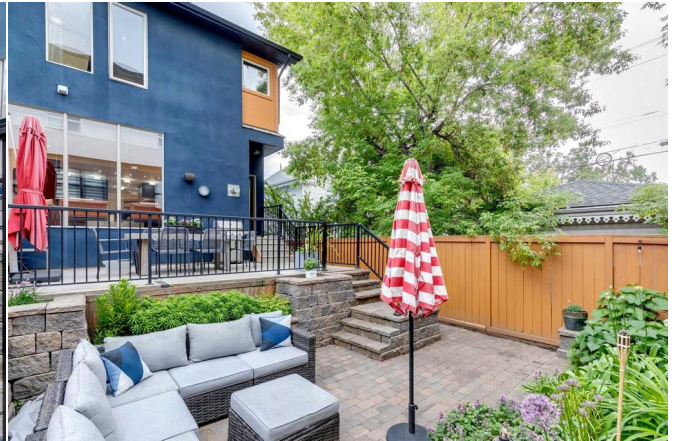
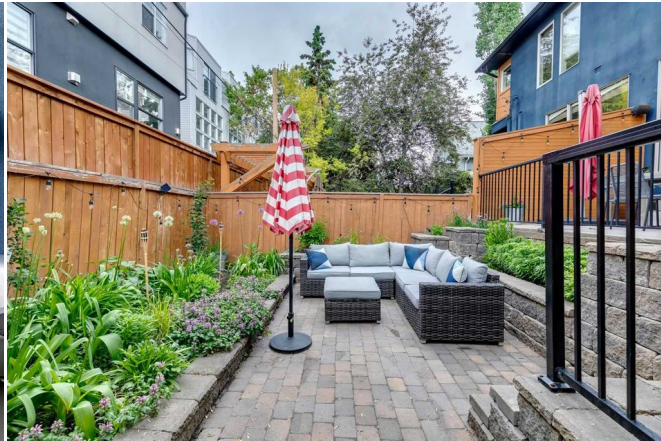






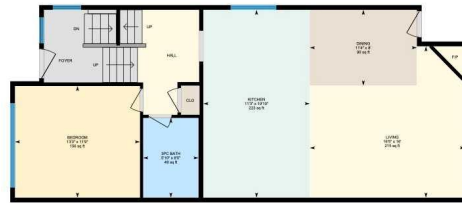






**2319 16 St SW, Calgary, AB**

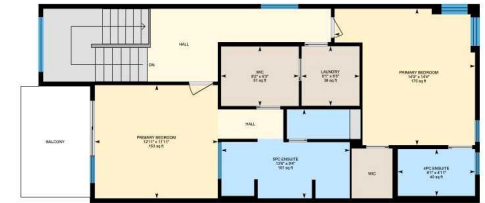
Main Floor Exterior Area 665.00 sq ft  
Interior Area 669.15 sq ft



0 1 2 3 4 5 6  
 PREPARED: ZIMPREO  
 While figures are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.  
 iGUIDE

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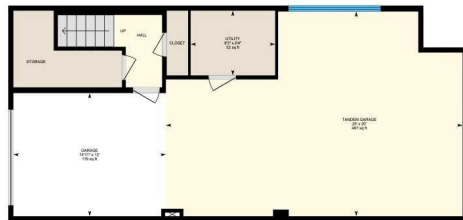
1st Floor Exterior Area 684.13 sq ft  
Interior Area 628.17 sq ft



0 1 2 3 4 5 6  
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**2319 16 St SW, Calgary, AB**

Basement (Below Grade) Exterior Area 727.83 sq ft  
Interior Area 638.38 sq ft  
Excluded Area 194.17 sq ft



0 1 2 3 4 5 6  
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