



THE
A-TEAM

**RE/MAX
FIRST**

2308 16A Street, Calgary T2T 4K4

MLS® #: **A2161216** Area: **Bankview** Listing Date: **09/05/24** List Price: **\$550,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard,Views**
 Park Feat: **Carport,Covered,On Street**

Finished Floor Area

Abv Sqft: **1,643**
 Low Sqft:
 Ttl Sqft: **1,643**

DOM

14

Layout

Beds: **2 (1 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 16`3"
Dining Room	Second	6`11" x 7`7"
Bedroom - Primary	Upper	13`10" x 16`10"
4pc Bathroom	Lower	

Room	Level	Dimensions
Kitchen	Second	9`0" x 16`3"
Family Room	Second	10`6" x 16`3"
Bedroom - Primary	Lower	12`5" x 13`9"
5pc Ensuite bath	Upper	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$250

Fee Simple
Fee Freq:
Monthly

M-CGd72

Legal Desc: 8210037

Remarks

Pub Rmks: **Welcome to this stunning townhome nestled in the vibrant heart of Bankview, just a short stroll from the trendy 17th Ave! This beautifully designed home blends modern style with urban convenience, offering everything you need for a chic city lifestyle. Step inside and head upstairs to the main living area, where you'll be greeted by a sleek, modern kitchen. It features stylish white cabinets with a seamless design — both the fridge and dishwasher are cleverly disguised to match the cabinetry. The kitchen is equipped with a built-in oven, stove top, over-the-range microwave, quartz countertops, and even a garburator for easy clean-up. A convenient eating bar and additional cabinetry line the far wall, while the elegant tile flooring adds to the modern aesthetic. Around the corner, a spacious and versatile room awaits, perfect as a dining area, family room, or both. This space is bathed in natural light, thanks to the floor-to-ceiling windows that offer breathtaking views of the downtown skyline. On the upper level, you'll find the tranquil primary bedroom, complete with a luxurious 5-piece ensuite bathroom featuring a tile floor. The hallway includes a laundry closet for added convenience, and a skylight above fills the space with even more natural light. A unique glass floor panel allows views of the lower level, adding a touch of architectural interest. Descending to the lower levels, you'll discover a cozy living room with rich hardwood floors and a charming wood-burning fireplace. Sliding patio doors open out to a private deck, perfect for relaxing or entertaining. A half-flight down leads to a full 4-piece bathroom and exterior storage access under the parking pad. On the lowest level, you'll find an additional room that can be used as a bedroom, office, or flex space, with another set of patio doors leading to the backyard. Located in an unbeatable location, you're just steps away from shops, restaurants, and quick access to the downtown core. This townhome offers the perfect blend of luxury, versatility, and urban living!**

Inclusions: N/A
Property Listed By: eXp Realty

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











