



THE
A-TEAM

**RE/MAX
FIRST**

2217 16A Street, Calgary T2T 4K3

MLS®#: **A2166208**

Area: **Bankview**

Listing Date: **09/18/24**

List Price: **\$1,160,000**

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: **2018**

Lot Information
Lot Sz Ar: **3,433 sqft**
Lot Shape:

Access: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Rectangular Lot**
Lot Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front**
Park Feat:

Finished Floor Area
Abv Sqft: **2,257**
Low Sqft:
Ttl Sqft: **2,257**

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**
Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Composite Siding,Stucco,Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Refrigerator,Washer,Water Softener**
Int Feat: **Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Lower	9`0" x 4`11"
Bedroom	Lower	9`7" x 10`0"
Game Room	Lower	19`5" x 21`7"
2pc Bathroom	Main	6`11" x 3`0"
Foyer	Main	6`1" x 7`7"
Living Room	Main	14`1" x 14`1"

Room	Level	Dimensions
Bedroom	Lower	9`7" x 10`0"
Laundry	Lower	5`4" x 7`6"
Furnace/Utility Room	Lower	9`0" x 7`4"
Dining Room	Main	14`0" x 15`4"
Kitchen	Main	20`2" x 20`5"
4pc Bathroom	Second	9`8" x 4`11"

5pc Ensuite bath
Bedroom
Walk-In Closet

Second
Second
Second

8`0" x 16`6"
9`11" x 12`10"
8`3" x 7`4"

Bedroom
Bedroom - Primary
Flex Space

Second
Second
Second

9`11" x 12`8"
12`2" x 16`5"
18`3" x 15`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d72

2110353

Remarks

Pub Rmks:

Welcome to 2217 16a Street SW — a stunning 2-storey infill nestled in the heart of Bankview. Located just steps from parks, playgrounds, and a charming community garden, this home offers the best of city living with convenient access to Calgary's most notable entertainment districts —17th Avenue and Marda Loop. This custom-designed home is the perfect blend of modern luxury and timeless elegance. The bright, airy floor plan offers incredible versatility, making it ideal for both young professionals and families alike. Boasting 5 bedrooms, 3.5 bathrooms, and three outdoor patios—including a breathtaking rooftop patio with unobstructed views of downtown—this home has so much to offer! Enter through the private lower-level and discover a spacious entertainment/recreation area with 10-foot flat ceilings. The stylish wet bar is the focal point, making it a great space to host and entertain. With 2 good size bedrooms and a full 4-piece bath this floor can also be used as a rental opportunity or as a generational space for your loved ones. On the main floor, the open-concept layout exudes a sense of modern luxury. Tray ceilings elevate both the living and dining areas, while expansive east-facing windows that brings in tons natural light. The gourmet kitchen is a chef's dream, featuring sleek modern cabinetry, premium stainless steel appliances, and a large 10-foot island that's perfect for hosting and entertaining. Off the dining area, there is a 2 piece powder room and a mudroom that leads you out to the west-facing patio and backyard. The upper level opens to a versatile bonus space, perfect as a family room, study, or open-concept office. On the east side, the primary suite offers sweeping downtown views and a luxurious 5-piece ensuite, complete with in-floor heating, dual sinks, a glass-enclosed steam-shower, and a freestanding soaker tub. The walk-in closet, features custom built-ins that offers tons storage. Two additional bedrooms and a full 4-piece bath complete this level, ensuring comfort for everyone. Ascend to your private rooftop patio to take in some of the best views the southwest has to offer. Whether you're savouring your morning coffee or enjoying a glass of wine, this space is the ultimate urban retreat. Bankview offers the perfect blend of urban convenience and suburban tranquility. This is one you don't want to miss! Additional note: This property has the potential for a future carriage or garden suite (M-CG d72)

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Central)

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









