



THE
A-TEAM

**RE/MAX
FIRST**

2520 16 Street, Calgary T2T 4E9

MLS®#: **A2181221**

Area: **Bankview**

Listing Date: **12/02/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,921

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,921

Lot Information

Lot Sz Ar:

1,337 sqft

Lot Shape:

25 x 53.5

Access:

Lot Feat:

Park Feat:

Landscaped,Street Lighting,Rectangular Lot

Double Garage Attached,Driveway,Insulated,See Remarks

DOM

61

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:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

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

Utilities:

Room Information

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

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2411169**

Zoning: **M-CG d72**

Remarks

Pub Rmks: **Stunning 3 Storey home with VIEWS OF DOWNTOWN in very desirable Bankview! Amazing features include: over 2300 sq feet of development, chef's kitchen with quartz island, 9 foot ceilings on main floor, amazing 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, deck from 2nd level, upper laundry room, engineered hardwood & tile flooring, custom built-ins in EVERY closet, dining room with feature wall, flex room with wet bar & 4-piece bathroom in basement, roughed-in A/C, double insulated/drywalled attached garage, roughed-in in-floor heat & much more! Location is amazing - super quiet 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! Please note - pictures of a previous build.**

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





