



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2518 16 Street, Calgary T2T 4E9**

MLS®#: **A2183211**

Area: **Bankview**

Listing Date: **12/11/24**

List Price: **\$965,000**

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:

**1,842**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,842**

Lot Information

Lot Sz Ar:

**1,337 sqft**

Lot Shape:

**1337**

DOM

**10**

Layout

Beds:

**5 (4 1 )**

Baths:

**4.0 (3 2)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape,See Remarks**

**Double Garage Attached,Insulated**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Balcony,Dock**

Construction:

**Cement Fiber Board,Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`6" x 12`9"	Office	Main	8`5" x 9`6"
Dining Room	Main	12`5" x 9`5"	Porch - Enclosed	Main	21`8" x 6`10"
Entrance	Main	5`4" x 5`6"	2pc Bathroom	Main	5`7" x 5`0"
Family Room	Main	15`9" x 10`10"	Porch - Enclosed	Main	9`5" x 4`4"
Bedroom - Primary	Second	11`4" x 12`1"	4pc Bathroom	Second	9`5" x 5`0"
Walk-In Closet	Second	9`5" x 4`1"	Laundry	Second	5`5" x 6`3"
Bedroom	Second	9`3" x 13`1"	Bedroom	Second	9`2" x 10`9"
4pc Bathroom	Second	8`1" x 5`1"	Balcony	Third	12`0" x 3`0"
Bedroom	Third	11`5" x 9`4"	2pc Bathroom	Third	8`1" x 3`1"
Bonus Room	Third	11`5" x 7`1"	Bedroom	Lower	14`3" x 17`4"
4pc Bathroom	Lower	8`1" x 5`0"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **M-CG d72**  
 Legal Desc: **2411169**

Remarks

Pub Rmks: **Welcome to this stunning brand-new duplex, in one of the prime location in Calgary ( Bankview ), Built by well experience inner city builder ( Abstract Development ). with easy access to local amenities and transportation, Its perfectly designed for comfort and luxury living! With 5 spacious bedrooms and 4 modern bathrooms, with high end appliance package, 10 foot ceilings on main floor / 9 foot ceilings upper & basement, this property offers ample space for families, friends, and guests. don't forget to enjoy the birds sound from the main floor balcony, and for more privacy we made loft with spacious bonus room, Bedroom, bathroom and big balcony to enjoy downtown view. - 5 large bedrooms with plenty of natural light and built-in closets - 4 stylish bathrooms with high-end fixtures and finishes - Double garage attached with additional storage space - Open-plan living area with gourmet chef's kitchen, perfect for entertaining - High ceilings, elegant fixtures, and modern finishes throughout - Private outdoor spaces for relaxation and enjoyment - Energy-efficient appliances and systems - Smart home technology integration \*Don't miss out on this incredible opportunity! Contact us today to schedule a viewing and make this dream home yours**

Inclusions: **Garage Opener**  
 Property Listed By: **First Place Realty**

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











