

# \$899,900 - 2520 16 Street Sw, Calgary

MLS® #A2181221

**\$899,900**

4 Bedroom, 5.00 Bathroom, 1,921 sqft  
Residential on 0.03 Acres

Bankview, Calgary, Alberta

\*\*\* Please click on "Videos" for 3D tour \*\*\*

**BRAND NEW BUILD - BE THE FIRST OWNER** in this 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! **IMMEDIATE POSSESSION!** Legal suite can be added pending City approval. Plans are available upon request. Measurements are as follows: Main floor - 671 sq ft, Second Level - 678 sq ft, Third Level - 571, Basement Level Developed - 355 sq ft.

Built in 2025

## Essential Information



MLS® #	A2181221
Price	\$899,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,921
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

### **Community Information**

Address	2520 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4E9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Insulated, See Remarks
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Balcony, Rain Gutters
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Lot Description	Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Concrete, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 2nd, 2024
Days on Market	148
Zoning	M-CG d72

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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