

# \$874,900 - 2520 16 Street Sw, Calgary

MLS® #A2181221

**\$874,900**

4 Bedroom, 5.00 Bathroom, 1,921 sqft

Residential on 0.03 Acres

Bankview, Calgary, Alberta

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

THIS PROPERTY WOULD MAKE AN  
EXCELLENT SHORT TERM RENTAL /  
AIRBNB \*\* 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	\$874,900
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, Range Hood, Refrigerator, Dryer, Gas Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Partial

## Exterior

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

**Additional Information**

Date Listed	December 2nd, 2024
Days on Market	165
Zoning	M-CG d72

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.