

# \$874,900 - 2518 16 Street Sw, Calgary

MLS® #A2204309

**\$874,900**

4 Bedroom, 5.00 Bathroom, 1,843 sqft

Residential on 0.03 Acres

Bankview, Calgary, Alberta

Important Note: A legal suit can be added to the unit pending City approval. Plans are prepared and available for submission upon the buyer request... Welcome to this stunning brand-new duplex, in one of the prime locations in Calgary (Bankview), Over 2200 sq ft of living space, with easy access to local amenities and transportation, it's perfectly designed for comfort

and luxury living! With 5 spacious bedrooms and 5 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. - 4 upper bedrooms with plenty of natural light and built-in closets - 4.5 stylish bathrooms with high-end fixtures and finishes - Double garage attached with additional room behind and kitchenette plus full bathroom -

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

Built in 2025

**Essential Information**

MLS® #	A2204309
Price	\$874,900
Bedrooms	4
Bathrooms	5.00
Full Baths	2
Half Baths	3
Square Footage	1,843
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	2518 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4E9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Rough-In

Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	March 20th, 2025
Days on Market	96
Zoning	R-CG

## Listing Details

Listing Office	First Place Realty
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