

# \$769,900 - 2104 16 Street Sw, Calgary

MLS® #A2209489

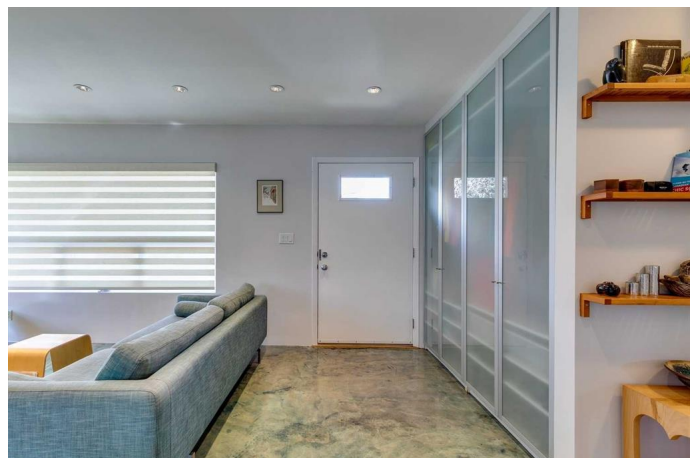
**\$769,900**

2 Bedroom, 2.00 Bathroom, 812 sqft

Residential on 0.11 Acres

Bankview, Calgary, Alberta

Meticulously renovated in 2006 by the renowned Rectangle Design, this distinctive corner lot residence in Bankview stands as a true architectural gem—expertly blending modern design with everyday functionality. Step into a sun-filled, open-concept West-facing main floor where polished concrete floors with an epoxy finish bring a touch of modern sophistication. The chef-inspired kitchen is both stylish & functional, featuring full-height cabinetry, solid cherry drawer fronts, a gas stove, and stainless steel appliances. The main bathroom is a spa-like retreat, complete with a custom concrete sink with dual faucets, a deep soaker tub, & a separate glass-enclosed shower. The expansive primary bedroom offers a built-in bed & clever integrated storage, creating a cozy yet refined sanctuary. A second bedroom with west-facing windows offers beautiful afternoon light. The fully developed basement continues to impress with warm cork flooring, high ceilings, & oversized windows that flood the space with natural light. This level includes a 3-piece bathroom, a comfortable den (currently used as a bedroom though window does not meet egress), a media area, & a flexible office & hobby area—perfect for both productivity & unwinding. Thoughtful upgrades throughout include updated electrical wiring & panel, newer windows, enhanced insulation, 9-foot flat painted ceilings, recessed lighting, & numerous built-ins. Outside, the generous



South & West facing yard is surrounded by mature trees, offering privacy & a peaceful urban escape. An attached single garage provides secure parking for a compact vehicle, along with ample room for additional storage. Just steps from the energy & amenities of 17th Avenue, this home offers the perfect balance of inner-city living & serene retreat. With a layout that feels far more spacious than its square footage suggests, this unique property is a must-see for anyone seeking style, substance, & an unbeatable location. Contact us today for more information or to schedule your private showing!

Built in 1949

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209489    |
| Price          | \$769,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 812         |
| Acres          | 0.11        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2104 16 Street Sw |
| Subdivision | Bankview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 4E4           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                               |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                  |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Corner Lot, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco, Wood Frame, Cedar                    |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 17               |
| Zoning         | R-CG             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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