

# \$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. Plan are prepared and available for submission upon the buyer request...Welcome to this stunning brand-new duplex, in one of the prime location in Calgary ( Bankview ), Over 2200 sq ft of living space, with easy access to local amenities and transportation, Its 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 | 95               |
| Zoning         | R-CG             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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