

# \$899,000 - 2518 16 Street Sw, Calgary

MLS® #A2204309

**\$899,000**

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

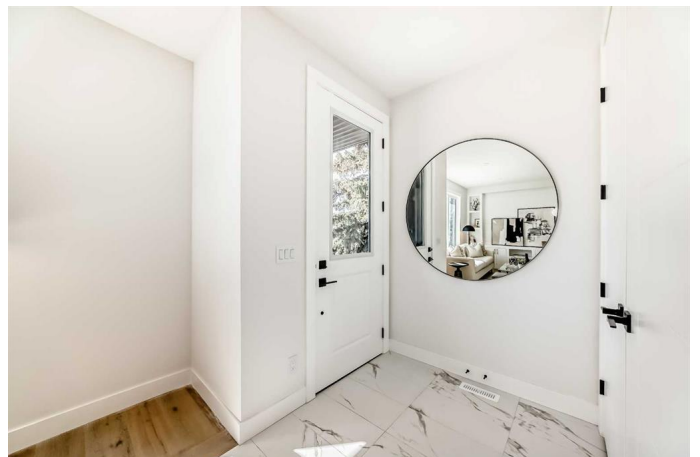
and luxury living! With 5 spacious bedrooms and 5 modern bathrooms, with high end appliance package, 10 foot ceilings on main floor / 9 foot

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	\$899,000
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	Side by Side, 3 Storey
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

Basement                None

## **Exterior**

Exterior Features    Balcony, Rain Gutters

Lot Description      Landscaped, Street Lighting, Rectangular Lot

Roof                    Asphalt Shingle

Construction        Concrete, Stone, Wood Frame, Cement Fiber Board

Foundation          Poured Concrete

## **Additional Information**

Date Listed           March 20th, 2025

Days on Market      44

Zoning                R-CG

## **Listing Details**

Listing Office        First Place Realty

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