

**402, 2117 16 Street SW**  
**Calgary, Alberta**

**MLS # A2294470**



**\$199,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	497 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Outside, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 467
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Track Lighting		

**Inclusions:** None

Top-Floor Condo with Downtown Views & Pet Friendly! Bright top-floor unit in a desirable Beltline location, offering the ideal downtown lifestyle. Only two units on the floor, with a west-facing balcony featuring glass railings and enough space for outdoor seating. A large rooftop patio just steps away provides panoramic views of Calgary's skyline. Inside, the open-concept floor plan includes a modern kitchen with tile backsplash, stainless steel appliances, and room for a small island. The sunny south-facing bedroom overlooks treetops, while the full bathroom features a soaker tub and tiled backsplash. Durable laminate flooring runs throughout for a clean, cohesive finish. Highlights include: Newer free laundry facilities on main floor Assigned parking stall with plug-in Private storage room (not a cage) one floor below Pet-friendly building (with board approval) Fantastic walk and bike scores. Close to 17th Avenue shops, Buckmaster Park, restaurants, and transit. Central, vibrant, and move-in ready!