

**101, 2220 16A Street SW**  
**Calgary, Alberta**

**MLS # A2299961**



**\$200,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	674 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Oversized, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 530
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

OPEN HOUSE Saturday May 30 230-400. Price improvement! Immaculate and EXCELLENT VALUE in this turnkey west-facing corner condo located next to Buckmaster Park in the heart of Bankview. Enjoy immediate access to one of the community's best outdoor spaces, with the community centre, tennis courts, community gardens, and off-leash dog park just steps away. This bright and RECENTLY RENOVATED condo offers abundant natural light and a spacious secure sunroom perfect for relaxing. The updated kitchen features granite countertops, stainless steel appliances, and modern finishes. The unit has been professionally painted with brand new flooring throughout, creating a fresh, move-in ready space. The well-designed layout includes two bedrooms and a renovated bathroom with granite counters and updated tile surround. Additional highlights include in-suite laundry, an oversized parking stall, a separate storage locker, and convenient bicycle storage. Located in a quiet, pet-friendly concrete building, this condo is just a short walk to transit, shops, restaurants, and amenities, with easy access to downtown, 17th Avenue and Marda Loop. A fantastic opportunity offering exceptional value and strong investment potential in one of Calgary's most walkable inner-city neighbourhoods.