

2127 16 Street SW
Calgary, Alberta

MLS # A2346495



\$869,900

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, French Door, Recessed Lighting, Soaking Tub		

Inclusions: Second dryer.

Built in 1912, this updated Arts & Crafts-style residence blends timeless character with thoughtful modern improvements, offering 3+1 bedrooms and over 2,100 sq ft of warm, inviting living space. The main level features refinished hardwood floors and beautiful woodwork, setting the stage for a gracious living room anchored by a feature fireplace and classic built ins. This space flows seamlessly into a spacious dining area—perfect for hosting memorable gatherings with family and friends. The kitchen, with direct access to the back deck, is tastefully finished with ample counter and storage space, new stainless steel appliances, and an original fireplace (now capped) that serves as a charming architectural reminder of the home's early heritage. A 2 piece powder room completes the main level. A central staircase leads to the second level, where you'll find three bedrooms and a 4 piece main bath with heated floors, a clawfoot tub, and separate shower. The primary bedroom enjoys a private balcony with lovely vistas, a wall of built in closets and drawers, and a private 3 piece ensuite with in floor heat. The second bedroom also offers access to a west facing balcony. The lower level extends the living space while remaining true to the home's original character, featuring new carpet, a large recreation/family room with fireplace, a fourth bedroom, and a 3 piece bath with heated floors. Additional updates include central air conditioning, wiring for a security system, new washer and two new dryers, fresh interior paint (summer 2026), and exterior repainting (summer 2025). Outdoors, enjoy a roomy front porch and a sunny west backyard with a deck and majestic mature trees. A double detached garage provides effortless parking. This warm and welcoming home is ideally located close to parks, schools, shopping, public transit, with easy access to 17th

Avenue and 14th Street.