

2104 16 Street SW
Calgary, Alberta

MLS # A2209489



\$739,900

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	812 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Meticulously renovated in 2006 by the renowned Rectangle Design, this distinctive corner lot residence in Bankview stands as a true architectural gem—expertly blending modern design with everyday functionality. Step into a sun-filled, open-concept West-facing main floor where polished concrete floors with an epoxy finish bring a touch of modern sophistication. The chef-inspired kitchen is both stylish & functional, featuring full-height cabinetry, solid cherry drawer fronts, a gas stove, and stainless steel appliances. The main bathroom is a spa-like retreat, complete with a custom concrete sink with dual faucets, a deep soaker tub, & a separate glass-enclosed shower. The expansive primary bedroom offers a built-in bed & clever integrated storage, creating a cozy yet refined sanctuary. A second bedroom with west-facing windows offers beautiful afternoon light. The fully developed basement continues to impress with warm cork flooring, high ceilings, & oversized windows that flood the space with natural light. This level includes a 3-piece bathroom, a comfortable den (currently used as a bedroom though window does not meet egress), a media area, & a flexible office & hobby area—perfect for both productivity & unwinding. Thoughtful upgrades throughout include updated electrical wiring & panel, newer windows, enhanced insulation, 9-foot flat painted ceilings, recessed lighting, & numerous built-ins. Outside, the generous South & West facing yard is surrounded by mature trees, offering privacy & a peaceful urban escape. An attached single garage provides secure parking for a compact vehicle, along with ample room for additional storage. Just steps from the energy & amenities of 17th Avenue, this home offers the perfect balance of inner-city living & serene retreat. With a layout that feels far more spacious than its square footage

suggests, this unique property is a must-see for anyone seeking style, substance, & an unbeatable location. Contact us today for more information or to schedule your private showing!