

# \$769,900 - 2104 16 Street Sw, Calgary

MLS® #A2209489

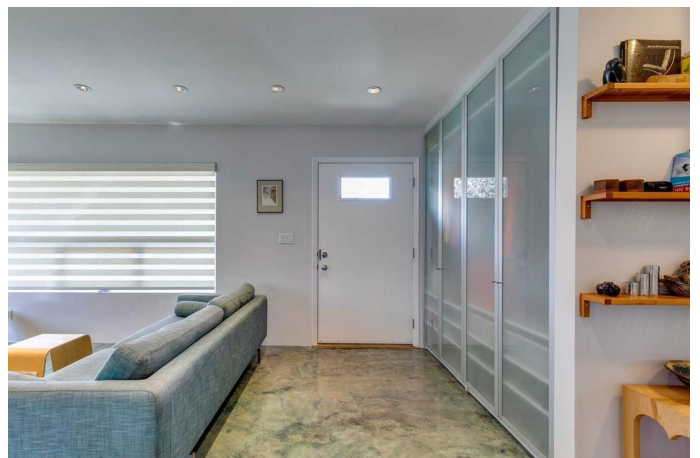
**\$769,900**

2 Bedroom, 2.00 Bathroom, 812 sqft

Residential on 0.11 Acres

Bankview, Calgary, Alberta

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!

Built in 1949

### **Essential Information**

MLS® #	A2209489
Price	\$769,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	812
Acres	0.11
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2104 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4E4

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Beamed Ceilings, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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