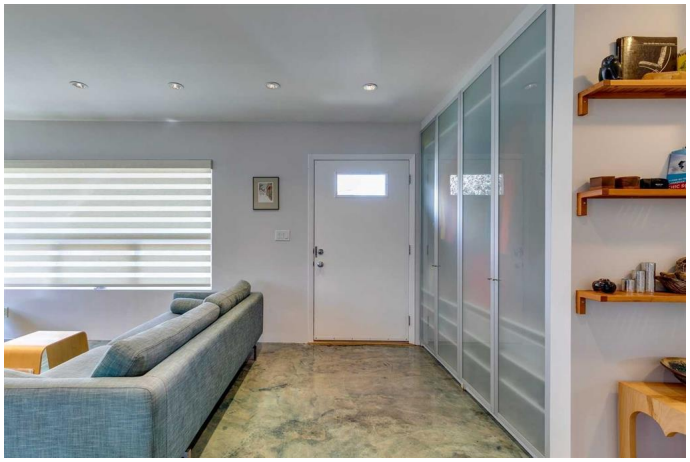
$769,900 - 2104 16 Street Sw, Calgary

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 gemâ€”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 areaâ€”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	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First

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