

# \$299,900 - 203, 2401 16 Street Sw, Calgary

MLS® #A2235179

**\$299,900**

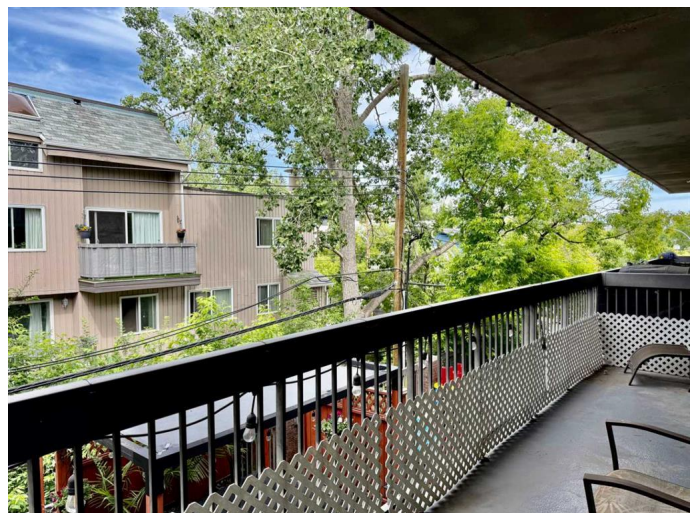
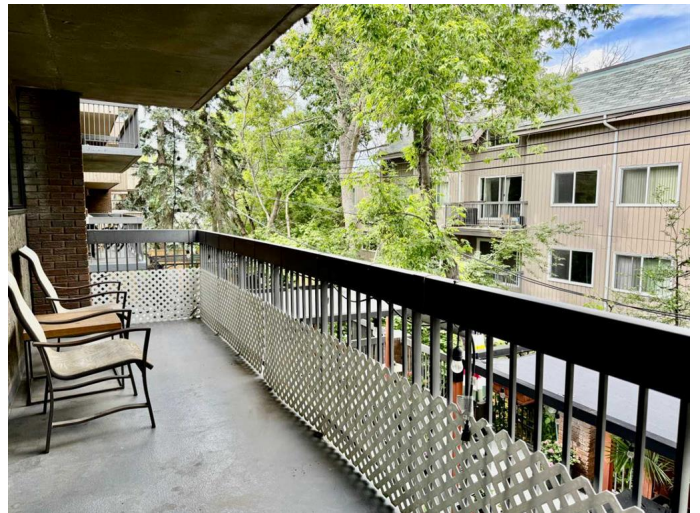
2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Imagine to live in the heart of Bankview. Conveniently located near restaurants and shops on 14th Street, 17th Avenue and Marda Loop, as well as downtown. Welcome to a remarkable opportunity for both investors and first-time homebuyers! This well maintained, low-rise concrete condo, nestled within the desirable neighborhood, presents a rare find - 2 bedrooms, 2 bathrooms. A spacious West-facing private balcony is ideal for soaking in the afternoon sun or enjoying fresh evenings. The primary bedroom features a convenient walk-through closet leading to its private 3-piece ensuite, while the generously sized second bedroom is complemented by a separate 4-piece bathroom, accommodating guests or family members. A rooftop patio deck offers stunning downtown skyline views, complete with shared BBQ facilities, creating an ideal setting for gatherings and outdoor enjoyment. Pet enthusiasts will appreciate the building's pet-friendly policy, subject to board approval. Surrounding amenities include the nearby Bankview community garden, Buckmaster Park, Tennis Courts, and the Bankview Off Leash Dog Park, catering to active lifestyles and recreational pursuits. Residents of this well-managed building enjoy access to a large community laundry room on the same floor, ensuring convenience in daily routines.

Built in 1978



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235179          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 920               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 203, 2401 16 Street Sw |
| Subdivision | Bankview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 4G1                |

## Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Coin Laundry, Dog Park, Parking, Picnic Area, Playground, Secured Parking, Snow Removal, Trash, Community Gardens, Roof Deck |
| Parking Spaces | 1                                                                                                                                             |
| Parking        | Parkade, Underground                                                                                                                          |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Wood Burning                                                                              |
| # of Stories      | 3                                                                                         |

**Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, Garden, Playground, Outdoor Grill |
| Construction      | Concrete                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 7               |
| Zoning         | M-C2            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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