

# \$839,000 - 2305 16a Street Sw, Calgary

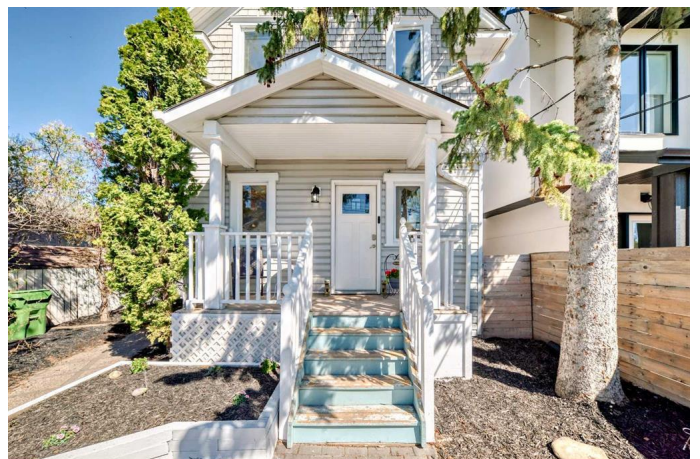
MLS® #A2217640

**\$839,000**

3 Bedroom, 4.00 Bathroom, 1,637 sqft  
Residential on 0.11 Acres

Bankview, Calgary, Alberta

If you've been dreaming of a home with panoramic DOWNTOWN VIEWS and inner-city charm, this one-of-a-kind character home checks all the boxes. Perched high on a treed lot just minutes from Calgary's core, this beautifully UPDATED 3-bedroom, 3.5-bath home offers 1,637 ft<sup>2</sup> of timeless appeal and outstanding potential on a 37.5 ft lot—whether you plan to move in, rent it out, or explore future redevelopment. From the moment you arrive, the home makes a lasting impression. Behind the front gate lies lush landscaping, a peaceful paving stone courtyard, and a sense of seclusion rarely found in the city. Inside, the main floor blends modern updates with classic details: the RENOVATED KITCHEN features quartz counters and stainless steel appliances, while the formal dining room is ready for lively dinners and celebrations. The front living room is a true highlight, with a cozy WOOD-BURNING FIREPLACE, bay window, and sweeping views of Calgary's skyline. Upstairs, the primary suite features dual closets (including a walk-in), a jetted tub, and a private balcony—your perfect morning coffee spot with a postcard-worthy backdrop. Two additional bedrooms and another full bath complete the upper level. The FINISHED WALK-OUT BASEMENT includes a flex room (ideal for a home office or guest space), an updated 3-piece bath, and a kitchenette—great for hosting guests or accommodating multigenerational living.



Outdoor living is just as special, with a spacious upper deck and a covered patio below—both perfectly positioned to enjoy the incredible cityscape. Additional highlights include an oversized single detached garage, a newer furnace (2021), and two hot water heaters. And the location? It's unbeatable—minutes to shopping, public transit, the Bow River pathways, and everything downtown has to offer. Whether you're looking to fall in love with a unique century home or invest in a premium inner-city lot, this is a rare opportunity not to be missed.

Built in 1912

### Essential Information

MLS® #	A2217640
Price	\$839,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,637
Acres	0.11
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2305 16a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4K3

### Amenities

Parking Spaces	1
Parking	Driveway, Garage Door Opener, Oversized, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Granite Counters, Jetted Tub, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed, Sloped Up
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	5
Zoning	M-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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