

402, 2220 16A Street SW  
Calgary, Alberta

MLS # A2177072



**\$215,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	488 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage		

**Inclusions:** n/a

PRIME LOCATION | TOP-FLOOR WEST FACING VIEW | PARK-SIDE SETTING | IN SUITE LAUNDRY | EXTRA STORAGE | PET FRIENDLY Why rent when you can own and sacrifice nothing? This stylish top-floor suite in a concrete building in the heart of Bankview has everything you need and more. Enjoy a bright, open floor plan that welcomes you with updated finishes throughout, a beautifully appointed kitchen, and in-suite European washer/dryer. The bedroom boasts new carpet and a custom-built wardrobe, while the spa-like soaker tub invites relaxation. Step out onto your balcony for a beautiful west facing unobstructed view, or take advantage of the assigned parking and main-level storage for added convenience. Situated within walking distance to trendy 17th Ave and close to transit routes, this suite offers the perfect blend of style and location—without the hassle of a landlord. Solid concrete construction, wrought iron balcony railing, and no post-tension cables ensure peace of mind in this exceptional urban home. Watch the 3D tour for your own walk through! 2 cats OR, 1 cat and 1 dog permitted, with board approval.