



## 2134 16A Street Calgary Alberta

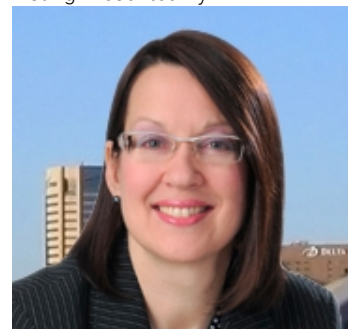
\$860,000

**\*\*REDUCED \$15K - OPEN HOUSE SUNDAY JUNE 22nd 2-4PM\*\*** Discover the best of both worlds in this beautifully restored and thoughtfully updated heritage home, blending old-world character with modern conveniences to please even the most discerning buyer. Nestled on a quiet street in the heart of Bankview, this 2 1/2 storey beauty sits on a spacious 37.5' x 118' lot and offers over 1,900 sq ft of above-grade living space -- one block from Buck Master Park, minutes from 17th Avenue, Crowchild Trail, the Sunalta LRT, and downtown. Step onto the inviting front porch and into a home where heritage details and contemporary updates coexist in harmony. Original woodwork, staircase, and antique light fixtures blend seamlessly with high ceilings, hardwood floors throughout, recessed lighting, and updated windows and doors. A striking gas fireplace with a black and silver filigree grill anchors the cozy living area, while the massive dining room is an entertainer's dream--flooded with natural light from bay windows and garden doors leading to the tranquil backyard oasis. Custom built-ins and a second decorative fireplace adds warmth and functionality. The adjacent kitchen, fully renovated in 2017, features custom full-height shaker cabinets, a unique soapstone farmhouse sink and countertops, recessed lighting and stainless appliance package --perfect for the home chef. A convenient powder room completes the main level. Moving up to the second floor, there are two generously sized bedrooms plus the main bath which has a walk-in shower as well as an original claw foot soaker tub where you can relax and rejuvenate! The third floor is a bright and expansive flex space with vaulted ceilings, cleverly designed built-in storage, a 3-piece bathroom and fireplace feature - perfect as a primary suite, creative studio, or inspiring home office. The partially finished basement adds even more ...

Bedroom 21.17 Ft x 12.33 Ft  
 Bedroom 21.25 Ft x 10.08 Ft  
 4pc Bathroom 7.33 Ft x 11.83 Ft  
 Primary Bedroom 11.33 Ft x 19.33 Ft  
 3pc Bathroom 11.33 Ft x 11.83 Ft  
 Laundry room 11.42 Ft x 5.83 Ft

Bedroom 10.67 Ft x 10.67 Ft  
 Office 9.33 Ft x 9.58 Ft  
 Living room 13.58 Ft x 15.25 Ft  
 Dining room 13.42 Ft x 15.08 Ft  
 Kitchen 9.67 Ft x 16.33 Ft  
 2pc Bathroom 3.75 Ft x 5.17 Ft

Listing Presented By:



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773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net

