



## 2217 16A Street Calgary Alberta

\$1,160,000

Welcome to 2217 16a Street SW -- a stunning 2-storey infill nestled in the heart of Bankview. Located just steps from parks, playgrounds, and a charming community garden, this home offers the best of city living with convenient access to Calgary's most notable entertainment districts --17th Avenue and Marda Loop. This custom-designed home is the perfect blend of modern luxury and timeless elegance. The bright, airy floor plan offers incredible versatility, making it ideal for both young professionals and families alike. Boasting 5 bedrooms, 3.5 bathrooms, and three outdoor patios--including a breathtaking rooftop patio with unobstructed views of downtown--this home has so much to offer! Enter through the private lower-level and discover a spacious entertainment/recreation area with 10-foot flat ceilings. The stylish wet bar is the focal point, making it a great space to host and entertain. With 2 good size bedrooms and a full 4-piece bath this floor can also be used as a rental opportunity or as a generational space for your loved ones. On the main floor, the open-concept layout exudes a sense of modern luxury. Tray ceilings elevate both the living and dining areas, while expansive east-facing windows that brings in tons natural light. The gourmet kitchen is a chef's dream, featuring sleek modern cabinetry, premium stainless steel appliances, and a large 10-foot island that's perfect for hosting and entertaining. Off the dining area, there is a 2 piece powder room and a mudroom that leads you out to the west-facing patio and backyard. The upper level opens to a versatile bonus space, perfect as a family room, study, or open-concept office. On the east side, the primary suite offers sweeping downtown views and a luxurious 5-piece ensuite, complete with in-floor heating, dual sinks, a glass-enclosed steam-shower, and a freestanding soaker tub. The walk-in closet, feature...

4pc Bathroom 9.67 Ft x 4.92 Ft

5pc Bathroom 8.00 Ft x 16.50 Ft

Bedroom 9.92 Ft x 12.67 Ft

Bedroom 9.92 Ft x 12.83 Ft

Primary Bedroom 12.17 Ft x 16.42 Ft

Other 8.25 Ft x 7.33 Ft

Bedroom 9.58 Ft x 10.00 Ft

Laundry room 5.33 Ft x 7.50 Ft

Recreational, Games room 19.42 Ft x 21.58 Ft

Furnace 9.00 Ft x 7.33 Ft

2pc Bathroom 6.92 Ft x 3.00 Ft

Dining room 14.00 Ft x 15.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Other** 18.25 Ft x 15.50 Ft

**4pc Bathroom** 9.00 Ft x 4.92 Ft

**Bedroom** 9.58 Ft x 10.00 Ft

**Foyer** 6.08 Ft x 7.58 Ft

**Kitchen** 20.17 Ft x 20.42 Ft

**Living room** 14.08 Ft x 14.08 Ft