



## 2308 16 Street Calgary Alberta

\$385,000

OPEN HOUSE CANCELLED\*\*\*\*Rare Inner-City Gem - Townhouse in a Peaceful Parkside Setting. Discover an exceptional opportunity to own a stylish townhouse in an intimate 4-plex, quietly tucked away on a no-through road and surrounded by the beautifully renovated Buckmaster Park. This unique home offers the perfect blend of urban convenience and natural tranquility--just minutes from downtown, yet nestled in a serene, community-focused setting. Say goodbye to street parking woes--you'll enjoy two assigned tandem parking stalls for added value and everyday convenience. Step inside to a well-designed main floor featuring a bright and spacious open-concept living and dining area, complete with a cozy gas fireplace, warm hardwood floors, and expansive west-facing windows that flood the space with natural light and open onto your charming front porch--ideal for morning coffee or evening relaxation. The thoughtfully laid-out kitchen offers ample cabinet storage, a generous pantry, and a convenient 2-piece powder room nearby. Upstairs, you'll find two oversized bedrooms and a unique 6-piece bathroom designed for shared living or a luxurious personal retreat. The fully developed basement extends your living space with two additional large bedrooms, a 2-piece bathroom, extra storage, and a dedicated utility/laundry room. This is more than just a home--it's a lifestyle. Buckmaster Park offers a variety of amenities including a children's playground, peaceful treed hills, sitting areas, a stage, community garden plots, and basketball hoops--right at your doorstep. Just two blocks away, enjoy access to the Bankview Community Hall, which features tennis and pickleball courts, rentable halls and boardrooms, and more. Whether you're an urban professional, a growing family, or someone seeking a balanced, active lifestyle, this inner-city townhouse is the perfect retr...

Primary Bedroom 11.17 Ft x 16.75 Ft

6pc Bathroom 15.75 Ft x 5.17 Ft

Bedroom 12.17 Ft x 11.33 Ft

2pc Bathroom 4.83 Ft x 4.92 Ft

Bedroom 16.25 Ft x 11.92 Ft

Bedroom 10.75 Ft x 9.25 Ft

Furnace 7.58 Ft x 4.92 Ft

Living room 12.58 Ft x 12.00 Ft

Kitchen 12.25 Ft x 10.83 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Listing Presented By:



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