



# 2518 16B Street Calgary Alberta

\$1,099,000

INNER CITY LIVING W/4 BEDROOMS & LEGAL SUITE ON MAIN o Experience elevated inner-city living in the heart of Bankview with this newly custom-built (2025) three-storey detached home, showcasing striking architecture, refined craftsmanship, and thoughtful modern design throughout. Created for seamless open-concept living, the home features wide-plank designer oak hardwood flooring, timeless white shaker cabinetry with under-cabinet lighting, and a show-stopping 12-foot dual waterfall quartz island—an entertainer's dream and the true centerpiece of the kitchen. The chef-inspired kitchen is fully equipped with a 42" professional refrigerator, 36" gas cooktop, in-wall oven, pot filler, and premium finishes throughout. Additional upscale touches include LED-lit hardwood staircases, 9-foot ceilings, triple-pane windows, heated tile floors, and vaulted ceilings on the upper level, creating an airy and sophisticated atmosphere from top to bottom. The main living area is warm and inviting, highlighted by a sleek 36" gas fireplace and custom art niche wall. Exceptional versatility is offered with a legal main-floor suite, complete with its own full kitchen and stainless steel appliances, separate furnace, private laundry, living area, and bedroom—ideal for extended family, guests, or additional rental income. The third level is dedicated to the private sleeping quarters, anchored by a stunning primary retreat featuring a spa-inspired 5-piece ensuite with programmable in-floor heating, freestanding soaker tub, oversized steam shower with heated bench, and luxurious finishes throughout. Two additional generously sized bedrooms and a convenient upper-level laundry room complete this floor. The exterior is equally impressive, boasting metal-clad windows, Hardie Board siding, and acrylic stucco, complemented by a fully landscaped and fenced yard. Enjoy the convenience of a single at...

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

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2pc Bathroom Measurements not available

Dining room 15.83 Ft x 12.42 Ft

Kitchen 17.83 Ft x 24.58 Ft

Living room 15.75 Ft x 11.75 Ft

Furnace 5.17 Ft x 4.58 Ft

4pc Bathroom Measurements not available

Bedroom 9.67 Ft x 9.67 Ft

Laundry room 7.67 Ft x 5.50 Ft

Primary Bedroom 15.83 Ft x 11.92 Ft

Other 5.83 Ft x 8.08 Ft

4pc Bathroom Measurements not available

Bedroom 10.50 Ft x 9.92 Ft

**5pc Bathroom** Measurements not available

**Foyer** 6.58 Ft x 13.67 Ft

**Bedroom** 9.67 Ft x 9.67 Ft

**Other** 11.58 Ft x 18.25 Ft