



# 2520 16 Street Calgary Alberta

\$964,900

**\*\* STILL JUST ENOUGH TIME TO CHOOSE FINISHINGS IN YOUR BRAND NEW DREAM HOME \*\*** Stunning 3 Storey home with VIEWS OF DOWNTOWN in very desirable Bankview! Amazing features include: over 2150 sq feet of development, chef's kitchen with 12' quartz island, towering 10 foot ceilings on main floor / 9 foot ceilings on upper/3rd floors & basement, amazing 3rd floor primary suite with 5-piece en suite bath including roughed-in steam shower/walk-in closet/heated tile floors & private owners balcony, 4 total bedrooms, 4.5 total bathrooms, large deck from 2nd level, upper laundry room, engineered hardwood/tile/carpet flooring, custom built-ins in EVERY closet, large dining room with customizable feature wall, roughed-in A/C, double insulated/drywalled attached garage & much more! Location is amazing - super quiet/tree lined street, all schools close by, only 4 min to downtown & easy access to all amenities! It also comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping - sidewalks/deck/fences & gates/rundle rock & sod! Possession approximately July 15, 2024. Please note - pictures are of previous builds. ACT QUICKLY TO BE ABLE TO CHOOSE YOUR FINISHINGS & APPLIANCES! (id:6769)

Primary Bedroom 12.42 Ft x 13.75 Ft  
5pc Bathroom 13.50 Ft x 6.25 Ft  
Bonus Room 12.58 Ft x 10.58 Ft  
Recreational, Games room 17.42 Ft x 12.92 Ft  
4pc Bathroom 5.00 Ft x 8.08 Ft  
Dining room 10.67 Ft x 9.67 Ft  
Den 8.08 Ft x 9.33 Ft  
Kitchen 10.67 Ft x 13.00 Ft

Living room 13.83 Ft x 11.00 Ft  
2pc Bathroom 5.58 Ft x 5.00 Ft  
Bedroom 10.75 Ft x 11.33 Ft  
4pc Bathroom 8.08 Ft x 5.00 Ft  
Bedroom 9.25 Ft x 11.33 Ft  
Bedroom 9.50 Ft x 9.08 Ft  
4pc Bathroom 5.83 Ft x 8.17 Ft  
Laundry room 5.50 Ft x 5.25 Ft

Listing Presented By:



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<http://www.MichaelNiemans.com>

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