2518 16 Street SW
Calgary, Alberta

MLS # A2183211

$949,900

Division:	Bankview			
Type:	Residential/Duplex			
Style:	3 Storey, Side by Side			
Size:	1,843 sq.ft.	**Age:**	2024 (1 yrs old)	
Beds:	5	**Baths:**	3 full / 2 half	
Garage:	Double Garage Attached, Insulated			
Lot Size:	0.03 Acre			
Lot Feat:	Low Maintenance Landscape, See Remarks			

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Partial	**LLD:**	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	**Zoning:**	M-CG d72
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	Garage Opener

*** Almost Done ***Welcome to this stunning brand-new duplex, in one of the prime location in Calgary (Bankview), Built by well experience inner city builder (Abstract Development). with easy access to local amenities and transportation, Its perfectly designed for comfort and luxury living! With 5 spacious bedrooms and 4 modern bathrooms, with high end appliance package, 10 foot ceilings on main floor / 9 foot ceilings upper & basement, this property offers ample space for families, friends, and guests. don't forget to enjoy the birds sound from the main floor balcony, and for more privacy we made loft with spacious bonus room, Bedroom, bathroom and big balcony to enjoy downtown view. - 5 large bedrooms with plenty of natural light and built-in closets - 4 stylish bathrooms with high-end fixtures and finishes - Double garage attached with additional storage space - Open-plan living area with gourmet chef's kitchen, perfect for entertaining - High ceilings, elegant fixtures, and modern finishes throughout - Private outdoor spaces for relaxation and enjoyment - Energy-efficient appliances and systems - Smart home technology integration *Don't miss out on this incredible opportunity! Contact us today to schedule a viewing and make this dream home yours