

2134 16A Street SW  
Calgary, Alberta

MLS # A2226449



# \$829,000

Division:	Bankview		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,900 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), High Ceilings, Stone Counters, Track Lighting, Vinyl Windows, Wood Windows		

**Inclusions:** Mirror above fireplace in living room, electric fireplace on upper floor, wardrobe in basement bedroom, propane patio heater.

**\*\*PRICE REDUCED 31K - SELLER RELOCATING\*\*** Discover the best of both worlds in this beautifully restored and thoughtfully updated heritage home, blending old-world character with modern conveniences to please even the most discerning buyer. Nestled on a quiet street in the heart of Bankview, this 2 &frac12; storey beauty sits on a spacious 37.5' x 118' lot and offers over 1,900 sq ft of above-grade living space &mdash; one block from Buck Master Park, minutes from 17th Avenue, Crowchild Trail, the Sunalta LRT, and downtown. Extensively updated over the years, this home has been taken down to the studs with all-new drywall, electrical, and plumbing, most windows and doors replaced, gas fireplace installation, kitchen renovation (2017) and brand-new furnace, hot water tank and water supply line (2025). Step onto the inviting front porch and into a home where heritage details and contemporary updates coexist in harmony. Original woodwork, staircase, and antique light fixtures blend seamlessly with high ceilings, hardwood floors throughout, recessed lighting, and updated windows and doors. A striking gas fireplace with a black and silver filigree grill anchors the cozy living area, while the massive dining room is an entertainer's dream&mdash;flooded with natural light from bay windows and garden doors leading to the tranquil backyard oasis. Custom built-ins and a second decorative fireplace adds warmth and functionality. The adjacent fully-renovated kitchen features custom full-height shaker cabinets, a unique soapstone farmhouse sink and countertops, recessed lighting and stainless appliance package &mdash;perfect for the home chef. A convenient powder room completes the main level. Moving up to the second floor, there are two generously sized bedrooms plus the main bath which has a walk-in shower as well as

an original claw foot soaker tub where you can relax and rejuvenate! The third floor is a bright and expansive flex space with vaulted ceilings, cleverly designed built-in storage, a 3-piece bathroom and fireplace feature - perfect as a primary suite, creative studio, or inspiring home office. The partially finished basement adds even more versatility with a bedroom, office/hobby space, laundry area and flex room for future development. Plumbing is roughed in for an additional bathroom. Outdoor lovers will appreciate the covered front porch and a massive tiered rear deck, surrounded by lilac trees and perennial gardens — an ideal setting for summer gatherings or quiet mornings. The double garage, with a bit of TLC, could be restored for parking if you extend the driveway, reimagined as a hobby space or, with city approval, replaced with a garage/carriage suite for added value. This is truly a move-in ready home full of soul, comfort and potential — check out the **\*\*VIRTUAL TOUR\*\*** then come see it to fully appreciate it.