

# \$565,000 - 2613 16 Street Sw, Calgary

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MLS® #A2232990

**\$565,000**

3 Bedroom, 1.00 Bathroom, 865 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

Sitting high up in Bankview, this charming character home is full of warmth, light, and personality. It's a solid mix of old and new, with original hardwood floors, a renovated kitchen and bathroom, and updated plumbing and electrical so you can move in without worry.

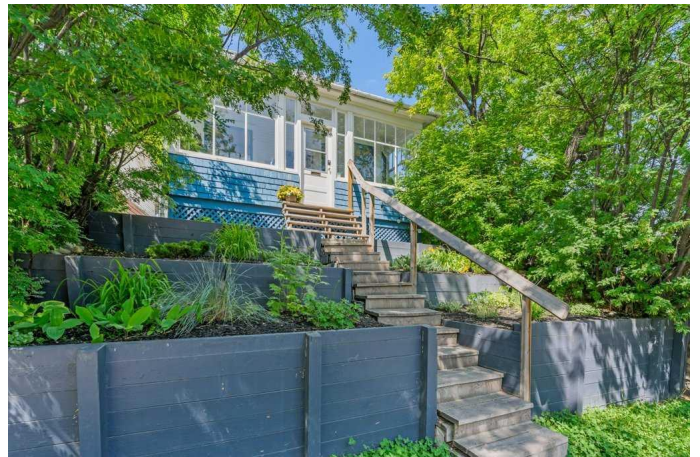
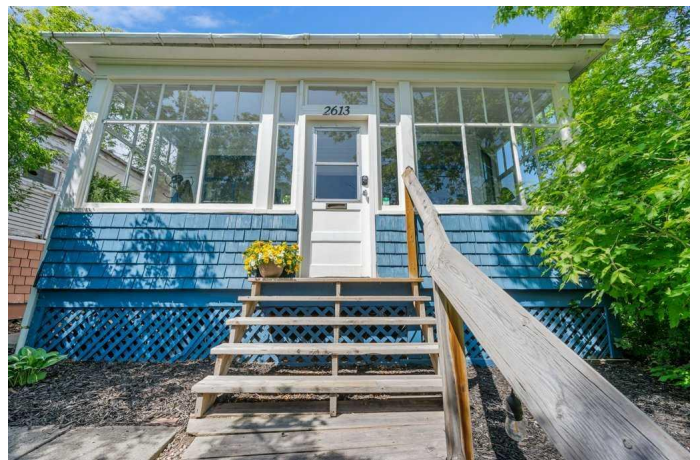
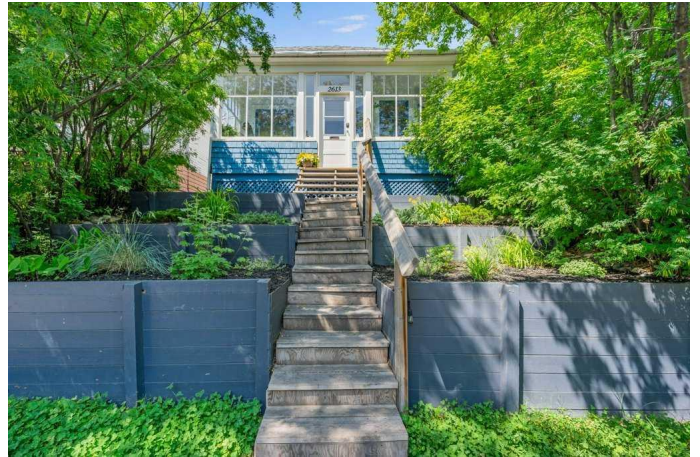
There are 2 good sized bedrooms, plus a bright front flex room perfect as a home office, den, or even a third bedroom if you need the space. The front sunroom is a cozy spot to enjoy your morning coffee or a spritz in the evening. Out back, you'll find an oversized backyard, private and ready for summer get togethers, gardening, or just hanging out in the sun.

The bathroom still holds a bit of its vintage charm, with a classic clawfoot tub that adds character you just don't find in new builds. The basement is unfinished and great storage now, or ready to finish however you like.

This home is in a great spot close to downtown, transit, parks, and all the great local spots in Bankview and Marda Loop. If you're looking for something with charm, space, and the important updates already done this might be the one.

Built in 1912

## Essential Information



MLS® #	A2232990
Price	\$565,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	865
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2613 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4G3

### Amenities

Parking	None
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### Interior

Interior Features	Built-in Features, Open Floorplan, Wood Counters
Appliances	Built-In Oven, Built-In Range, Dishwasher, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Garden, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	5
Zoning	M-CG d111

## **Listing Details**

Listing Office	MaxWell Capital Realty
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