

**2123 16 Street SW
Calgary, Alberta**

MLS # A2279431



\$799,900

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,548 sq.ft.	Age:	1911 (115 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Main		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Wood Windows

Inclusions: None

Timeless character and modern comfort come together beautifully in this exceptional two-storey home, perfectly nestled in the heart of Bankview. Built in 1911, this residence tells a story one of craftsmanship, charm, and thoughtful updates that allow you to enjoy the soul of a historic home without sacrificing today's conveniences. From the moment you arrive, the inviting east-facing front porch sets the tone, offering the perfect spot to enjoy a quiet morning coffee as the neighborhood comes to life. Step through the front door and into a warm, welcoming main floor where original character details shine. The generous living and dining spaces are ideal for hosting friends or cozy family gatherings, highlighted by a decorative fireplace mantle with tiled surround, Schoolhouse Electric lighting, and Hunter Douglas cordless blinds. Upgraded Pella windows fill each room with natural light. The heart of the home is the kitchen—rich in texture and design—with exposed brick, custom cabinetry, a penny tile backsplash, and a Viking 6-burner gas range paired with a premium Vent-A-Hood. Custom banquette seating with hidden storage creates a welcoming space for everyday meals and lingering conversations. From here, step into the west-facing backyard featuring new sod, low-maintenance landscaping, and the convenience of a double detached garage. A charming 2-piece guest bathroom with exposed brick completes the main level. Upstairs, three thoughtfully laid-out bedrooms offer peaceful retreats. The primary bedroom feels like a true escape with its dressing/sitting area and dual walk-in closets. One of the secondary bedrooms opens onto a private patio overlooking the backyard—an unexpected and delightful place to unwind. The third bedroom is great size with a walk in closet. The fully renovated bathroom is spa-inspired, featuring in-floor heat, a

tiled walk-in shower with built-in bench, rain and wall-mounted shower heads. Beyond its beauty, this home offers exceptional comfort and efficiency with brand new central air conditioning and a \$20,000 insulation upgrade, including fully removing all old insulation and applying two pound spray-foam to the attic with blown-in insulation on top and a fully spray-foamed basement. The balcony was also fully redone with new dura deck, glass railings and new exterior door. Roof shingles, eavestroughs, and downspouts were replaced in 2019. The furnace and hot water tank have also been replaced. The home is truly modernized with all the appropriate and costly repairs done, providing peace of mind for years to come. The basement is undeveloped with a 3-piece bathroom rough-in, offering endless potential to make the space your own. Located just steps from vibrant 17th Avenue SW, you'll enjoy easy access to all the amenities. The revitalized park at the end of the street invites everything from playground adventures to quiet afternoons with a book. This is more than a home—it's a lifestyle, and a rare opportunity to own a piece of Calgary's history