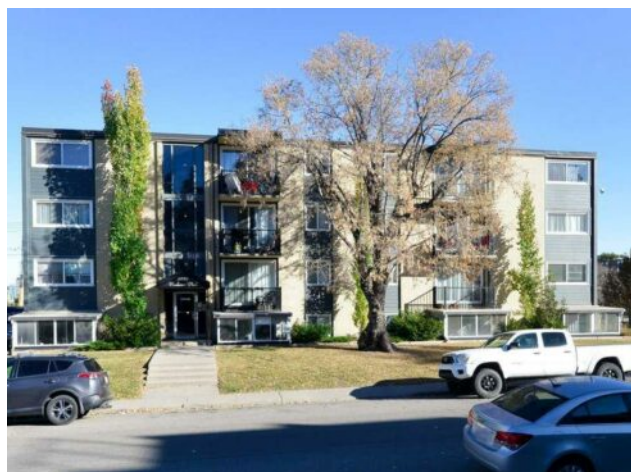


204, 2220 16A Street SW  
Calgary, Alberta

MLS # A2281951

**\$279,900**



<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 525
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Soaking Tub, Storage		

**Inclusions:** N/A

Welcome to this bright and inviting 2-bedroom, 1-bath condo in the heart of Bankview &mdash; perfectly positioned next to Buckmaster Park with easy access to 17th Avenue and downtown Calgary. This single-level corner unit offers a functional layout designed for comfort and convenience, with thoughtful updates and an abundance of natural light throughout. Step inside to discover an open and airy living space enhanced by vinyl flooring and large windows that frame treed park views. The living room features sliding patio doors leading to an east-facing balcony &mdash; a great spot to enjoy your morning coffee or unwind at the end of the day. The kitchen has a clean, modern feel with fresh white cabinetry, stainless steel appliances, a classic subway tile backsplash, and plenty of cabinet and counter space. A passthrough window connects the kitchen to the living area, adding both style and flow while keeping you connected when entertaining. Both bedrooms are generously sized, offering flexibility for guests, roommates, or a home office setup. The 4-piece bathroom includes a full tub/shower combo and updated finishes. You&rsquo;ll also appreciate the convenience of in-suite laundry with additional storage, plus multiple closets throughout the unit for all your essentials. Outside, your assigned parking stall is located close to the door, and there&rsquo;s also a separate storage space for extra items like bikes or seasonal gear. With Buckmaster Park right out your back door, this location offers a peaceful, green retreat in the middle of the city &mdash; and you&rsquo;re just steps from trendy shops, caf&eacute;s, and restaurants along 17th Ave. Whether you&rsquo;re a first-time buyer, downsizer, or investor, this bright, well-kept condo is the perfect opportunity to enjoy inner-city living in one of Calgary&rsquo;s most desirable communities.