



\$ 1,150,000.00

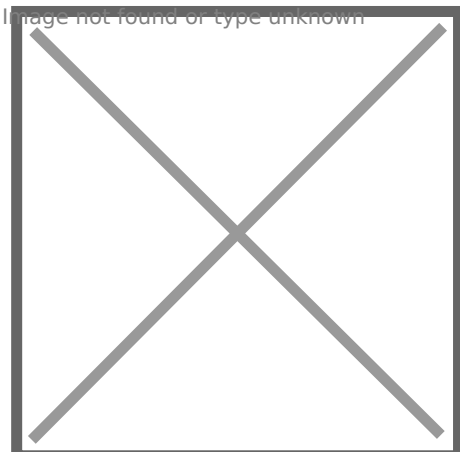
## 2309 16A STREET SW CALGARY

<https://paulbrinton.com>

Capitalizing on a rare 32' wide view lot & distinctive hillside setting, this to-be-built 3-storey offers grand inner city living. Resourcefully melding home & ridge brings into being a 2700+ sqft masterpiece across 3 levels. And, there's over 400sqft more living space in basement. Ample windows, 2 decks & roof-top...

- 4 beds
- 5 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1147211

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-01 13:23:45

**Bathrooms:** 5

**Bedrooms Above Grade:** 4

**Date added:** 10/01/21

**Two Piece Bath:** 1

**Lot size:** 2112 sq ft

**Year built:** 2021

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 3

**Fireplace Features:** Electric, Gas

**Exterior Features:** Courtyard, Private Entrance, Private Yard

**District:** CAL Zone CC

**Interior Features:** Bar, Bookcases, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Roof Type:** Flat Torch Membrane

**Total Parking:** 2

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Community Features:** Park, Schools Nearby, Pool, Sidewalks, Tennis Court(s), Shopping Nearby

**Fencing:** Partial

**Cooling:** Other

**Lot Features:** Street Lighting, Rectangular Lot, Sloped Down

**Heating Type:** Forced Air, Natural Gas



## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Laundry Room, Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 9

**Construction Materials:** Concrete,ICFs (Insulated Concrete Forms),Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Washer/Dryer

**Subdivision Name:** Bankview

**Lot Size Acres:** 0.05

**Levels:** Three Or More

**Zoning:** M-CG d72

**List Price Square Foot:** \$ 1,626.59

**Photo Count:** 13

**Unit Exposure:** E

**Suite:** No

**Frontage Metres:** 9.75M 32`0"

**Living Area SF:** 707.00

**Structure Type:** House

**Restrictions:** None Known

