

**2507 16 Street SW**  
**Calgary, Alberta**

**MLS # A2167030**



**\$550,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	739 sq.ft.	<b>Age:</b>	1912 (112 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Garage Faces Front, Gravel Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.99 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Treed		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Tile

**Roof:** Asphalt

**Basement:** Full, Unfinished

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Crown Molding, Laminate Counters, Open Floorplan, Soaking Tub, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-CG d72

**Utilities:** -

**Inclusions:** Curtains in Livingroom

Step into the charm of this beautifully maintained character bungalow, perfectly blending vintage appeal with modern updates. This inner-city home is situated on a 37' wide lot and offers a variety of possibilities—move in and enjoy or explore development opportunities! This bright and open layout features 2 bedrooms and a bonus sunroom space in the secondary bedroom — perfect for an office, reading nook or little one's play space. Sunlight pours into this home, highlighting the high 9-foot ceilings, crown molding and 1912 millwork. These details — and the clawfoot tub — add to the home's timeless character. The kitchen is both functional and boasts all new appliances (2023/2024), a newly installed hood range (2024), and a convenient breakfast bar. Modern comforts have not been overlooked with updated plumbing and electrical systems, along with a high-efficiency furnace that ensures this well-insulated home keeps energy costs low. Outside, the expansive 75' and newly graveled driveway (2022) provides ample parking for 3-4 vehicles in addition to the detached single garage. Experience the best of inner-city living with quick access to downtown, vibrant 17th Ave, Marda Loop, shops, restaurants and cafes, all while savoring the peacefulness of this quiet community and well-maintained property. This location offers the perfect balance of inner-city convenience and quaint neighbourhood charm.