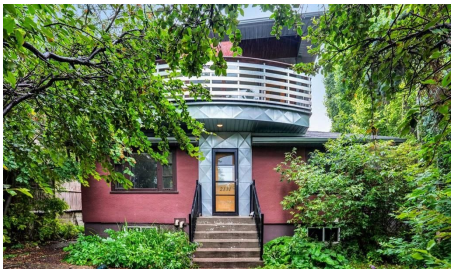
2131 16A Street SW

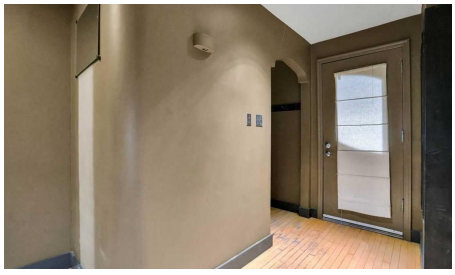
Calgary | Active | MLS® A2336396

$900,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1950**	**1,542.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage METRO

A closer look

Owner has applied for a development permit for legal 8 plex. It is in the process. Exceptional H-GO redevelopment opportunity on a prime 50' x 118 'lot in the heart of Bankview, just steps from 17th Avenue SW! 2131 16A Street SW offers approximately 1,542sq. ft. above grade, 5 bedrooms, 3 full bathrooms, an illegal basement suite, downtown skyline views, rear lane access and valuable H-GO zoning-an outstanding combination for homeowners, investors and developers.

This distinctive two-storey character home offers a spacious and functional layout with high ceilings, hardwood flooring, generous room sizes and plenty of natural light. The developed lower level includes an illegal suite, providing flexibility for extended family .

Outside, enjoy a private fenced yard, mature landscaping, rear lane access and ample off-street parking. The elevated Bankview setting provides attractive downtown views, while the location puts you within an easy walk of the restaurants, cafés, shopping and nightlife of 17th Avenue, with Marda Loop and downtown Calgary only minutes away.

A major highlight is the property's H-GO zoning, offering enhanced density and redevelopment potential for builders and investors looking to hold, renovate or explore future multi-residential development, subject to City approvals and applicable development requirements.

Live in it, rent it, hold it or redevelop it-a rare opportunity to secure a prime 50' x 118' inner-city lot with H-GO zoning, an existing income-producing home and an exceptional Bankview location.Please note seller will not be providing rpr but title insurance.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336396
Bedrooms	5
Bathrooms	3
Year Built	1950
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,542.08 sq. ft.
Main Level Finished Area:	998.5 sq. ft.
Upper Level Finished Area:	543.58 sq. ft.
Below Grade Finished Area:	897.64 sq. ft.
Acreage:	No
Lot Area:	5,898 sq. ft.
Lot Frontage:	49'10½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	5
Year built:	1950 (Age: 76)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	261L
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle, Wood
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Bankview (Calgary)
Appliances:	Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	none
Restrictions:	None Known
Main Floor	Living Room · 14' × 13'8" ·
Main Floor	Bedroom · 11' × 10' ·
Main Floor	Kitchen · 12'10" × 9' ·
Main Floor	Bedroom · 11' × 10' ·
2nd Floor	Bedroom - Primary · 19' × 12'10" ·
Basement	Kitchen · 11'11" × 8'4" ·
Basement	Bedroom · 12'10" × 7'7" ·
Basement	Furnace/Utility Room · 12'11" × 9'9" ·
Basement	Great Room · 19'6" × 12'6" ·

Basement	Bedroom · 11'7" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Separate Entrance
Exterior Features:	Balcony, Garden, Private Entrance
Patio And Porch Features:	Balcony(s), Front Porch
Lot Features:	Back Lane, Garden
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	H-GO
Listed Date:	Aug 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2131-16a-street-sw-calgary-a2336396/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.