2518 16B Street SW

Calgary | Active | MLS® A2319413

$974,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,420.66 sq. ft.**

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Listed by The Real Estate District

A closer look

Welcome to this beautifully crafted three storey home, showcasing contemporary luxury finishes, exceptional attention to detail, and an elevated lifestyle. This home delivers the ideal blend of luxury, function, and investment opportunity in the heart of Bankview.
The main-floor legal suite is a standout feature, complete with its own kitchen, laundry, independent furnace, living area, and bedroom, ideal for rental income, guests, or multigenerational living.
Features of this home include designer oak engineered hardwood flooring, LED lit stairways, under cabinet and vanity lighting, 9 foot ceilings, heated tile floors, triple pane windows, vaulted third floor ceilings, and a striking gas fireplace.
The expansive open concept main living area is perfect for entertaining, highlighted by a chef inspired kitchen with custom white shaker cabinetry, under cabinet lighting, a gas cooktop with pot filler, built in oven, professional refrigerator, and a stunning dual waterfall quartz island.
Upstairs, the luxurious primary suite features a beautiful 5 piece ensuite complete with a freestanding soaker tub, steam shower with heated bench, and programmable in floor heating. This level is complemented by two additional bedrooms and convenient upper level laundry.
The exterior showcases Hardie Board siding, acrylic stucco, and metal clad windows, enhanced by professional landscaping and a fully fenced yard. A heated single attached garage provides added comfort, along with extra driveway parking for guests. Situated just minutes from downtown and 17th Avenue amenities, this home truly delivers exceptional inner city living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2319413
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	2,420.66 sq. ft.
Main Level Finished Area:	615.58 sq. ft.
Upper Level Finished Area:	1,805.08 sq. ft.
Acreage:	No
Lot Area:	2,055 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	West
Levels:	Three Or More
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7250AJ
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stucco
Structure Type:	House
Roof:	Flat Torch Membrane
Ensuite:	Yes

Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Front Drive, Off Street, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Bankview (Calgary)
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 13'9" × 5' ·
Main Floor	Dining Room · 14' × 10'4" ·
Main Floor	Kitchen · 21' × 10'7" ·
Main Floor	Living Room · 16' × 12' ·
Main Floor	Flex Space · 7'3" × 5'8" ·
Main Floor	Furnace/Utility Room · 5'3" × 4'7" ·
3rd Floor	Bedroom - Primary · 16' × 11'2" ·
3rd Floor	Bedroom · 9'9" × 9'9" ·
3rd Floor	Bedroom · 9'9" × 9'9" ·
3rd Floor	Laundry · 7'9" × 5'6" ·

Suite	Entrance · 7'3" × 4'7" ·
Suite	Kitchen With Eating Area · 13'8" × 11' ·
Suite	Bedroom - Primary · 10'8" × 10' ·
Suite	Laundry · 12'6" × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Landscaped, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d111
Listed Date:	Jun 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2518-16b-street-sw-calgary-a2319413/

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