

\$269,900 - 303, 2401 16 Street Sw, Calgary

MLS® #A2240825

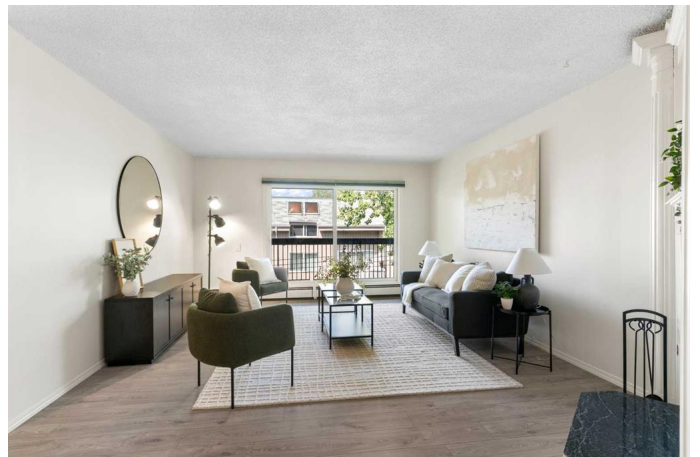
\$269,900

2 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Modern comfort meets unbeatable inner-city convenience in this top-floor condo located in the vibrant, walkable community of Bankview. Set in a well-maintained, low-rise concrete building, this bright and stylish 2 bedroom, 2 bathroom unit offers 875 square feet of beautifully updated living space with south-western exposure and fantastic natural light. Inside, you'll appreciate the fresh eggshell-coloured paint throughout, newer vinyl windows and patio door, and the seamless blend of laminate and ceramic tile flooring. The living room features a charming wood-burning fireplace with tile surround and mantle, and opens onto a generous 20-foot sundeck—ideal for enjoying the evening sun. The white kitchen is both functional and stylish, and now includes a brand-new dishwasher and a newer refrigerator. Both bathrooms have been renovated, with the main 4-piece bath showcasing an upgraded tub, tile, vanity, and fixtures. The primary bedroom features a walk-through closet and a newly updated 3-piece ensuite with a new sink, vanity, and fresh tile work. Other thoughtful updates include refinished and repainted baseboards throughout the unit, adding a clean and cohesive look. The building offers a range of amenities, including secure underground parking with an electronic gate, an assigned storage locker and bike storage on the same level, and a common laundry room on the second floor with three washers and dryers. Many units have installed



their own in-suite laundry, offering even more flexibility and convenience (pending board approval). Youâ€™ll also love the shared rooftop patio, which features downtown views, a BBQ and picnic area, and rentable gardening beds through the condo corporationâ€”perfect for those with a green thumb or a love of outdoor entertaining. With parks, tennis courts, and green space nearbyâ€”and 17th Avenueâ€™s shops, restaurants, and cafÃ©s just a short walk awayâ€”this updated condo offers the perfect balance of peaceful living and city buzz. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this is a home that checks all the boxes.

Built in 1978

Essential Information

MLS® #	A2240825
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	303, 2401 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4G1

Amenities

Amenities	Bicycle Storage, Parking, Roof Deck, Secured Parking, Storage, Coin Laundry
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground

Interior

Interior Features	Laminate Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Tile
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	16
Zoning	M-C2

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.