

# \$279,900 - 404, 2220 16a Street Sw, Calgary

MLS® #A2234106

**\$279,900**

2 Bedroom, 1.00 Bathroom, 690 sqft

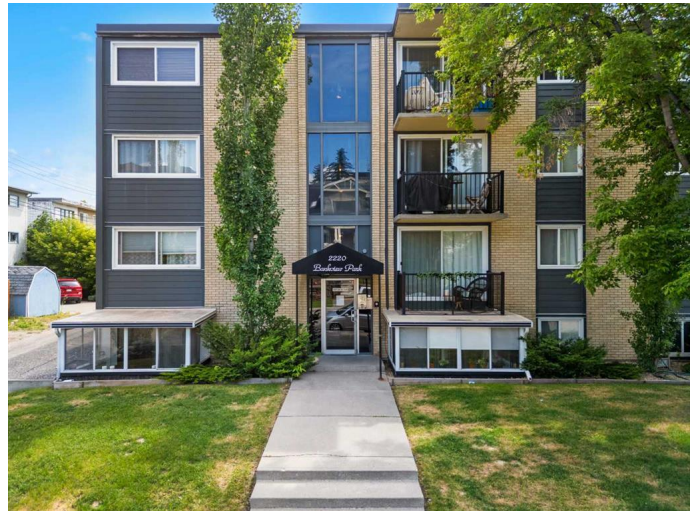
Residential on 0.00 Acres

Bankview, Calgary, Alberta

This bright and inviting top-floor corner unit offers the perfect blend of inner-city style and natural surroundings, perched directly above Buckmaster Park with truly breathtaking, unobstructed downtown skyline views. Located in a quiet, well-maintained concrete building, this unique home spans the entire half of the top floor, allowing for windows on all sides and an abundance of natural light throughout the day.

Whether you're relaxing or entertaining, this unit delivers a standout lifestyle. The open-concept layout is ideal for hosting guests, and the views will absolutely impress—arguably one of the best vantage points in Bankview currently on the market. Picture yourself sipping wine as the Calgary skyline twinkles at night, watching fireworks from the Stampede grounds without the crowds, and enjoying the rhythm of the city from your own quiet sanctuary. From sunrise to sunset, the changing city lights and mature trees in the park below create a stunning backdrop year-round.

Though the square footage may seem modest, this home lives large with a smart and efficient design offering all the spaces you want! The spacious kitchen features stainless steel appliances, updated light fixture, newer cabinetry and a cozy feel of wood and slate. You can expand your storage or have enough space for a bistro table or bar area next to the kitchen as well. Allowing for a large table this area flows easily into the cozy living space,



creating a perfect setting for meals, conversations, entertaining or simply soaking in the view. The unit has been freshly painted, and both bedrooms feature custom built-in closets and cabinetry for stylish, efficient storage.

Youâ€™ll appreciate the solid concrete construction, offering excellent sound privacy. The unit includes a secure storage locker on the lower level and an assigned outdoor parking stall thatâ€™s conveniently visible from your window. Vinyl windows and sliding doors enhance energy efficiency and modern comfort, while the in-suite European-style washer/dryer combo adds everyday convenience.

This pet-friendly building allows for two cats or one cat and one dog with board approvalâ€”perfect for those who want to step out the back door into the serene green space of Buckmaster Park, complete with a playground, lawn chairs, and even a charming community book exchange library. The lower condo fees of just \$525/month round out the appeal of this inner-city gem.

Set on a quiet, tree-lined street with great walkability and bike access, this stylish and unique condo offers one of the most sought-after locations and views in Bankview. With its blend of urban energy and natural beauty, this home is truly a rare find. Come see for yourself what makes this property so special!

Built in 1969

**Essential Information**

MLS® #	A2234106
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	690
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	404, 2220 16a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4K2

### Amenities

Amenities	Laundry, Parking
Parking Spaces	1
Parking	Assigned, Off Street, On Street, Paved, Rear Drive, Stall, Alley Access, Outside, Parking Lot, Plug-In

### Interior

Interior Features	Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Backs on to Park/Green Space
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
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Days on Market	2
Zoning	M-C2

## **Listing Details**

Listing Office	Royal LePage Solutions
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