

\$385,000 - 103, 2308 16 Street Sw, Calgary

MLS® #A2234338

\$385,000

4 Bedroom, 3.00 Bathroom, 984 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

OPEN HOUSE CANCELLED****Rare Inner-City Gem â€” Townhouse in a Peaceful Parkside Setting. Discover an exceptional opportunity to own a stylish townhouse in an intimate 4-plex, quietly tucked away on a no-through road and surrounded by the beautifully renovated Buckmaster Park. This unique home offers the perfect blend of urban convenience and natural tranquilityâ€”just minutes from downtown, yet nestled in a serene, community-focused setting. Say goodbye to street parking woesâ€”youâ€™™ll enjoy two assigned tandem parking stalls for added value and everyday convenience. Step inside to a well-designed main floor featuring a bright and spacious open-concept living and dining area, complete with a cozy gas fireplace, warm hardwood floors, and expansive west-facing windows that flood the space with natural light and open onto your charming front porchâ€”ideal for morning coffee or evening relaxation. The thoughtfully laid-out kitchen offers ample cabinet storage, a generous pantry, and a convenient 2-piece powder room nearby. Upstairs, youâ€™™ll find two oversized bedrooms and a unique 6-piece bathroom designed for shared living or a luxurious personal retreat. The fully developed basement extends your living space with two additional large bedrooms, a 2-piece bathroom, extra storage, and a dedicated utility/laundry room. This is more than just a homeâ€”it's a lifestyle. Buckmaster Park offers a variety of amenities including a



childrenâ€™s playground, peaceful treed hills, sitting areas, a stage, community garden plots, and basketball hoopsâ€”right at your doorstep. Just two blocks away, enjoy access to the Bankview Community Hall, which features tennis and pickleball courts, rentable halls and boardrooms, and more. Whether youâ€™re an urban professional, a growing family, or someone seeking a balanced, active lifestyle, this inner-city townhouse is the perfect retreat away from the noise, yet close to everything. Roof replaced in 2023.

Built in 1979

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2234338 |
| Price | \$385,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 984 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 103, 2308 16 Street Sw |
| Subdivision | Bankview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 4E7 |

Amenities

| | |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

| | |
|----------------|---------------|
| Parking Spaces | 2 |
| Parking | Stall, Tandem |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Brick Facing, Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other |
| Lot Description | Backs on to Park/Green Space, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Metal Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 3 |
| Zoning | M-CG d72 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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