

# \$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 SAT / SUN 12-3PM\*\*\*\*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.

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
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## 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	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	1
Zoning	M-CG d72

## Listing Details

Listing Office	MaxWell Capital Realty
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