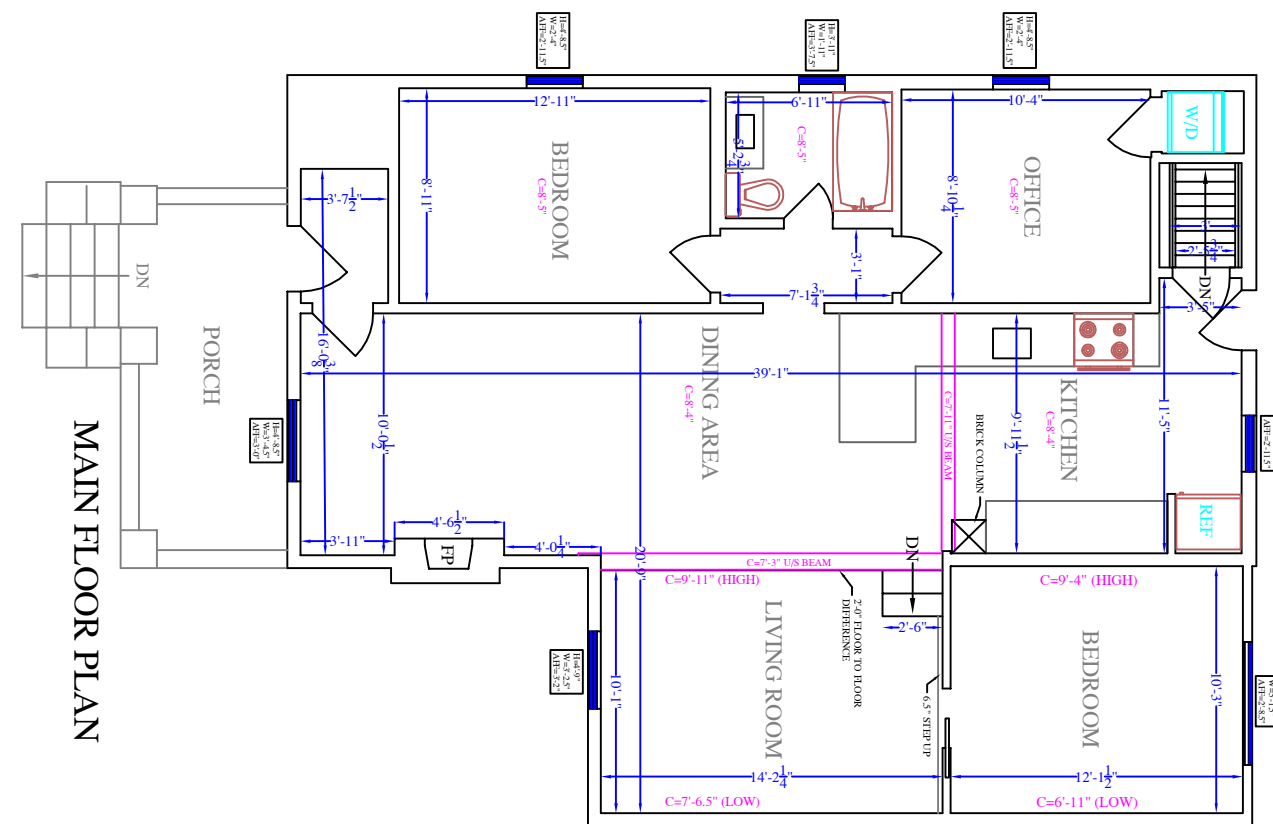
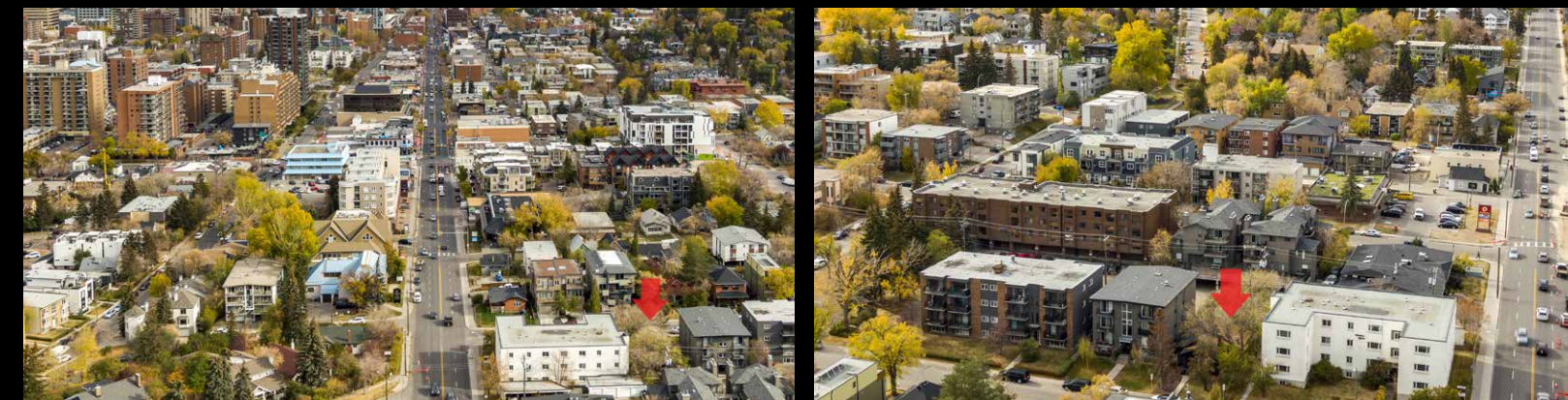
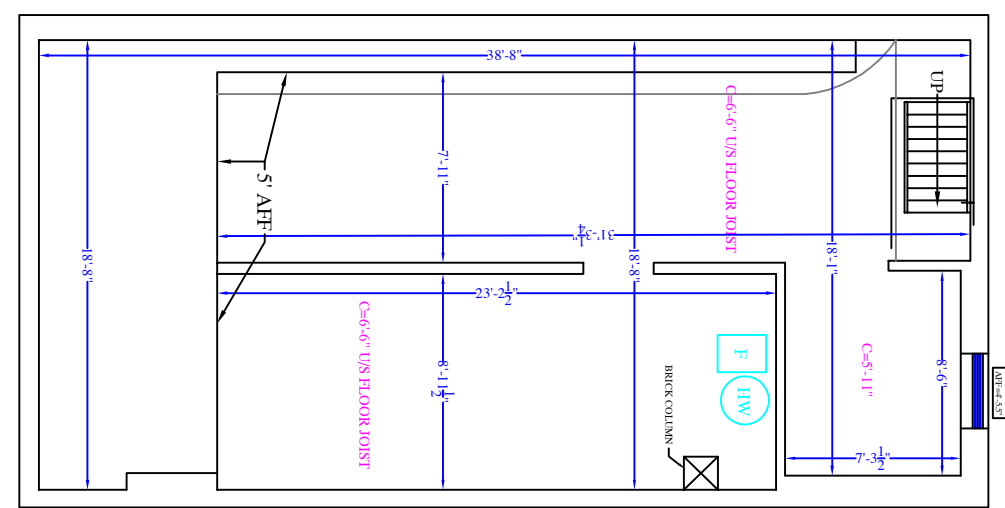


# Welcome Home To

1811 16 ST SW



MAIN FLOOR PLAN



LOWER LEVEL FLOOR PLAN



**Chris Zaharko**  
Associate



**Chris Zaharko**  
Associate



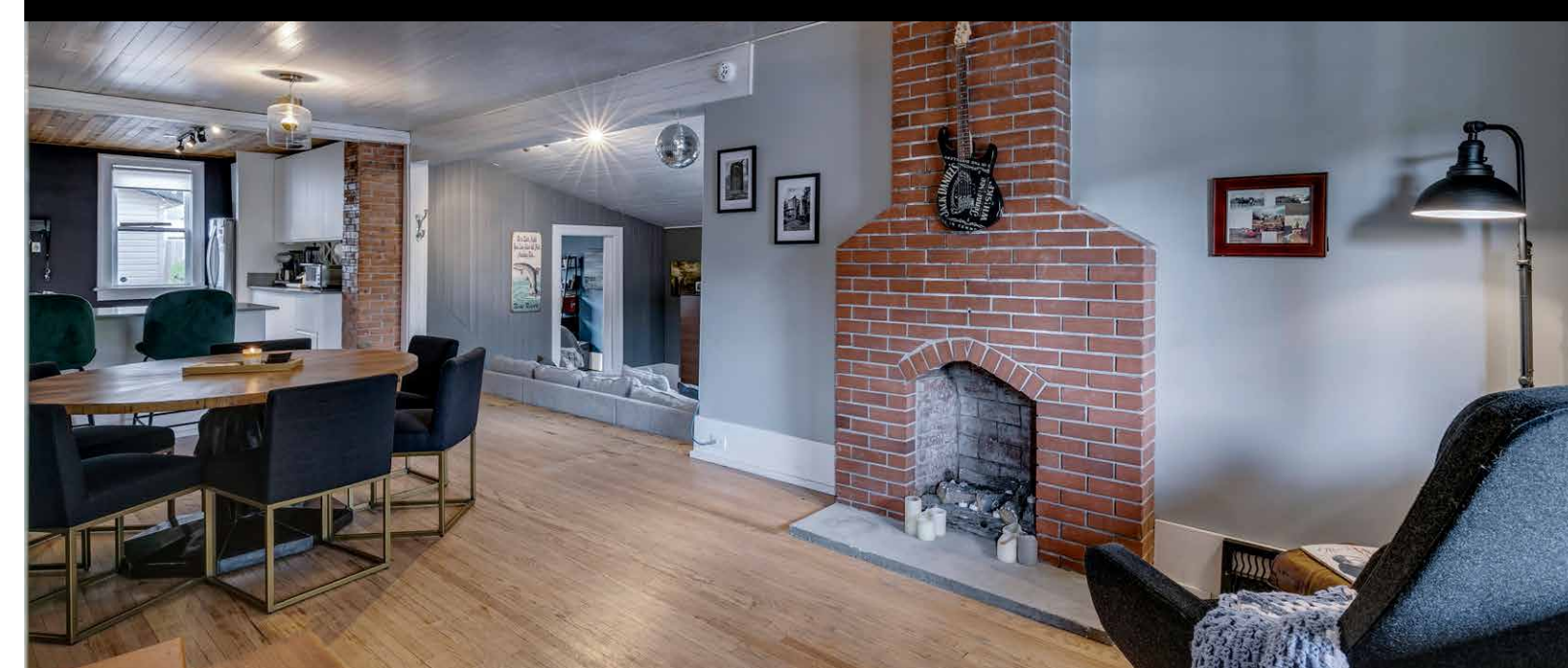
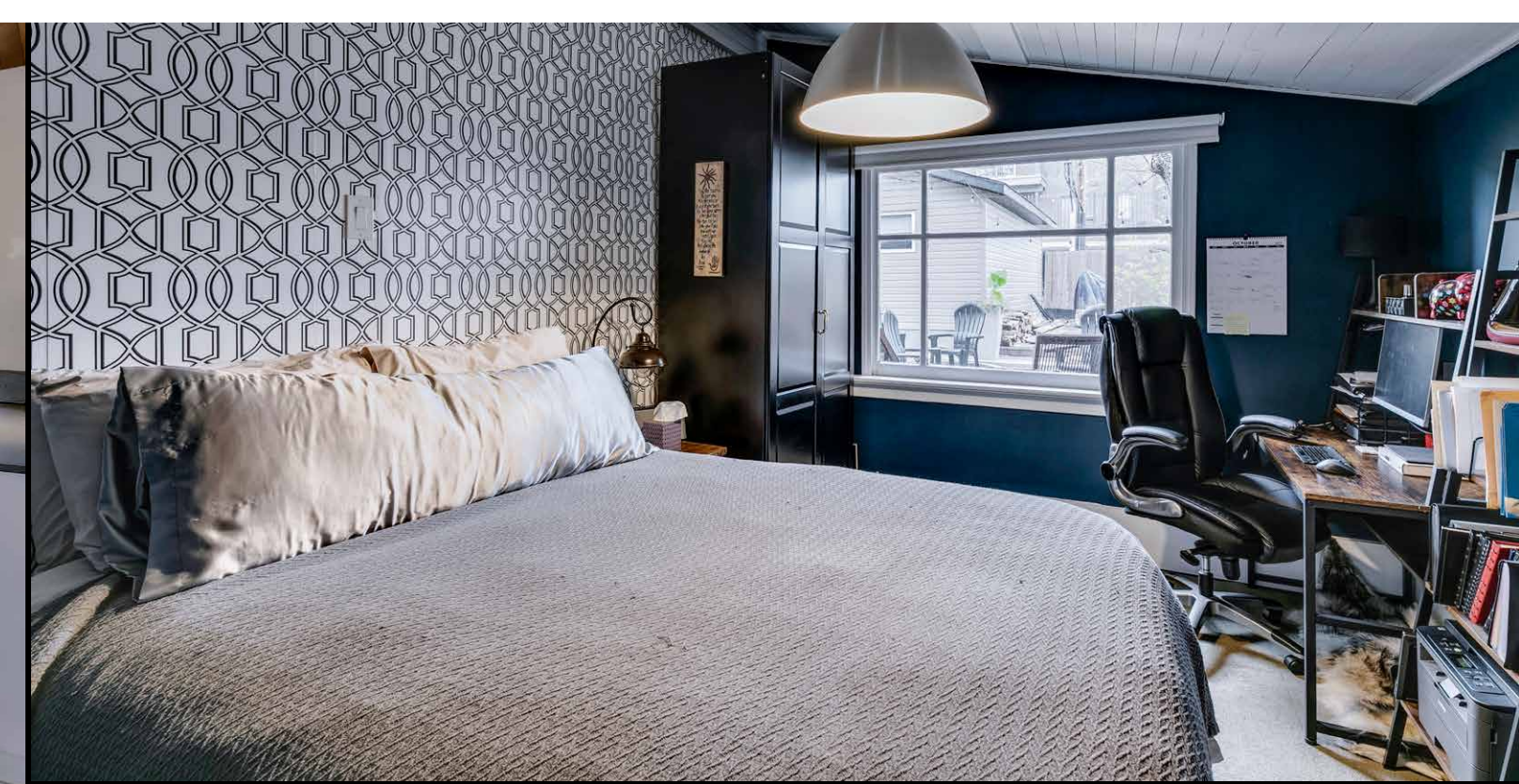
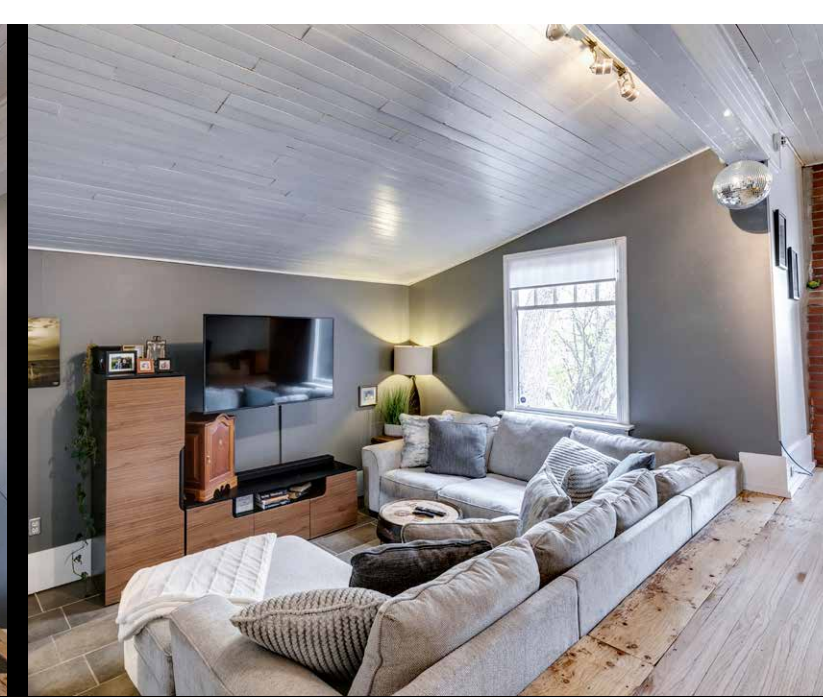
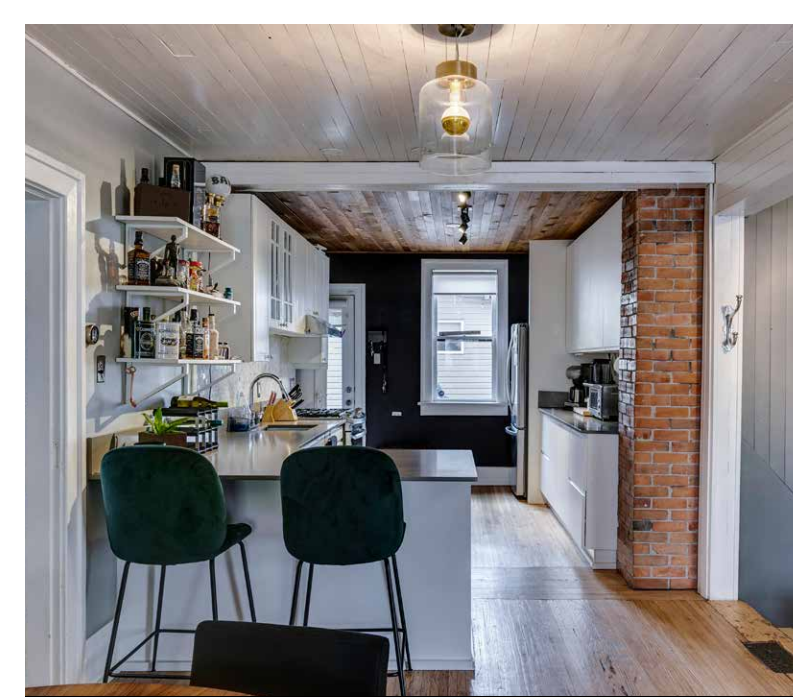
Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

Top 1% Nationally

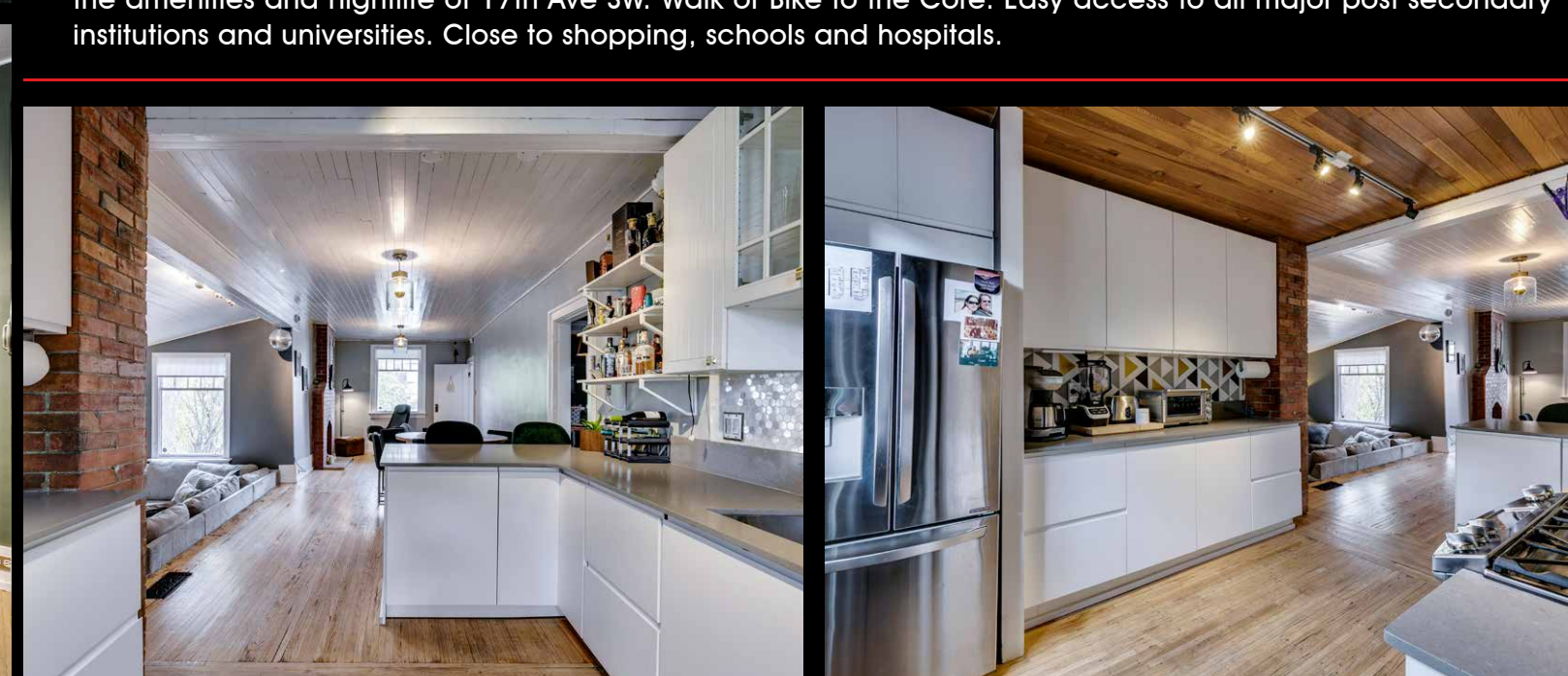
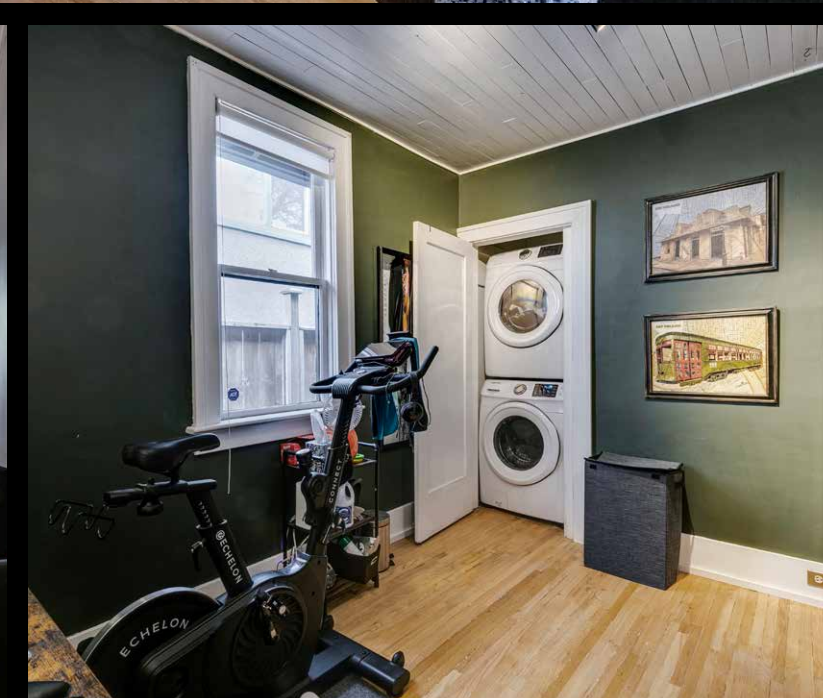
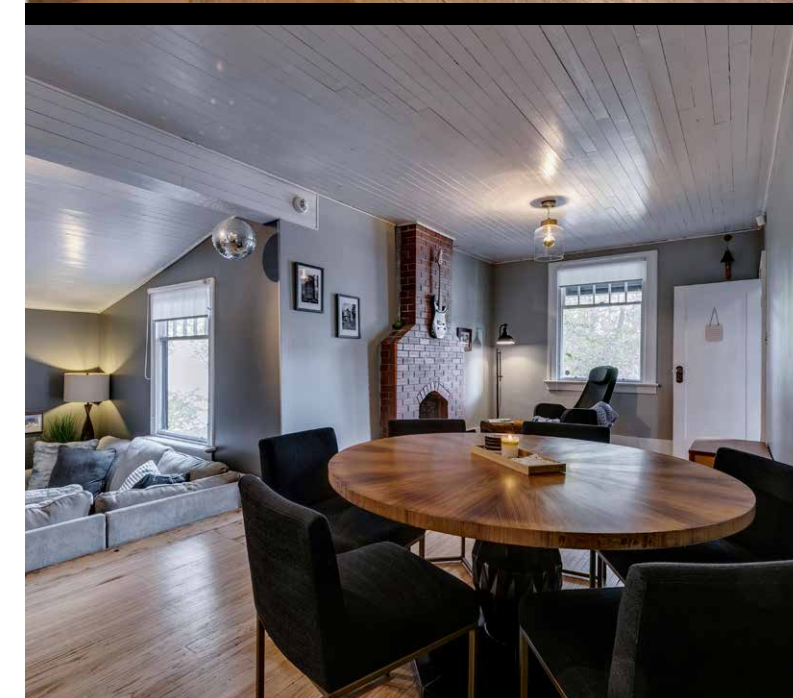
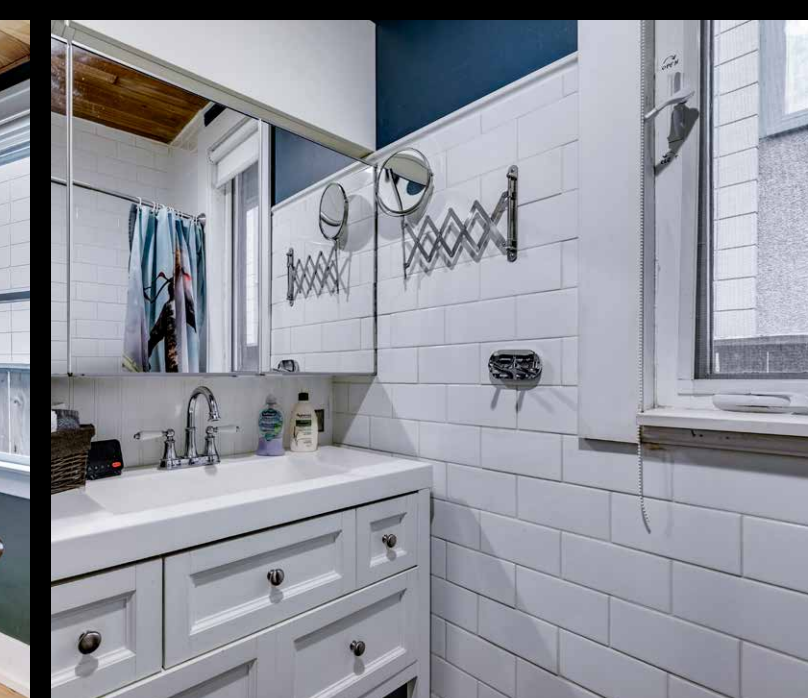
Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

Top 1% Nationally





Centrally located in the desirable neighbourhood of Bankview! This 1,091 sq ft, 3 bedroom, 1 bath bungalow is situated on a 38"x118" lot zoned MC-2 making this property prime for development. There is tons of character in this beautifully updated 1930's charmer. The layout is perfect for entertaining with the breakfast bar open to the dining area with its original brick facing, wood burning fireplace and to the sunken living room with vaulted ceilings. The kitchen offers stainless steel appliances, a gas burning stove and ample storage. The 4 pc bath is crisp and clean with bright white tiles, cabinetry and fixtures. Completing the main level are 3 bedrooms. You will find planked wood ceilings, original hardwood floors and original heat registers throughout. The unfinished basement provides for plenty of storage. The west facing backyard maximizes outdoor living! Enjoy the large partially covered deck, patio and fire pit area. Mature trees provide much needed summer shade and added privacy. The oversized double detached garage and gated parking pad insures you will always have somewhere to park! Great investment opportunity, with current tenants liking to stay. Walk to all the amenities and nightlife of 17th Ave SW. Walk or Bike to the Core. Easy access to all major post secondary institutions and universities. Close to shopping, schools and hospitals.



## Chris Zaharko

Phone: 403-874-0424  
www.zaharko.com  
chris@zaharko.com

MLS:	A2005193
Year Built:	1931
Subdivision:	Bankview
Type:	House
Class:	Detached
Taxes:	\$3,728.00/2022
Size:	1,091.58 SqFt Finished Living Space

This document is used for advertising & general information only. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its warranties of content, accuracy, and reliability, with all information contained herein being subject to errors, omissions, conditions, withdrawal, or other changes without notice. Any interested party should undertake their own inquiries as to the accuracy of the information.