

\$450,000 - 2521 16a Street Se, Calgary

MLS® #A2088401

\$450,000

1 Bedroom, 2.00 Bathroom, 737 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

SEEKING NEW OWNER FOR THIS CUTE CHARACTER HOME! This property has GREAT BONES and is perfect for anyone hoping to own in one of Calgary's most popular inner-city communities, for an affordable price. Suitable for an owner who is looking to bring their renovation ideas to life, or suitable for an investor, who is looking to rent or build. Extra deep 25 X 130 FT LOT. Located on a quiet, tree-lined street and steps to the Community Centre and Community Garden. Quick access to schools, parks, the Bow River and downtown. This charming bungalow is cozy, yet functional, offering one bedroom, two full bathrooms and a spacious office area. Your large WEST FACING BACKYARD is drenched in sunlight and features a BRAND NEW DECK. The OVERSIZED, HEATED double car garage was recently built and boasts 220V wiring, attic storage space and a second overhead door that opens to the backyard. Other updates include: stainless steel appliances and NEWER ROOF WITH 50 YEAR SHINGLES. When you live in Inglewood you are among some of the best boutique shopping, eateries and breweries in all of Calgary. Enjoy over 300 different species of wildlife at the Inglewood Bird Sanctuary. You can skate, swim, fish and shop all within 5 minutes of home. You will love living here. Book your showing before it's too late!

Built in 1912



Essential Information

MLS® #	A2088401
Price	\$450,000
Sold Price	\$457,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	737
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2521 16a Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3S9

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Drive Through, Garage Faces Rear, Heated Garage, Insulated, Oversized

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Track Lighting
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Storage
-------------------	---------

Lot Description	Back Lane, Back Yard, Close to Clubhouse, Interior Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	October 26th, 2023
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.