

\$859,900 - 2642 16 Avenue Se, Calgary

MLS® #A2112561

\$859,900

12 Bedroom, 6.00 Bathroom, 2,345 sqft

Residential on 0.14 Acres

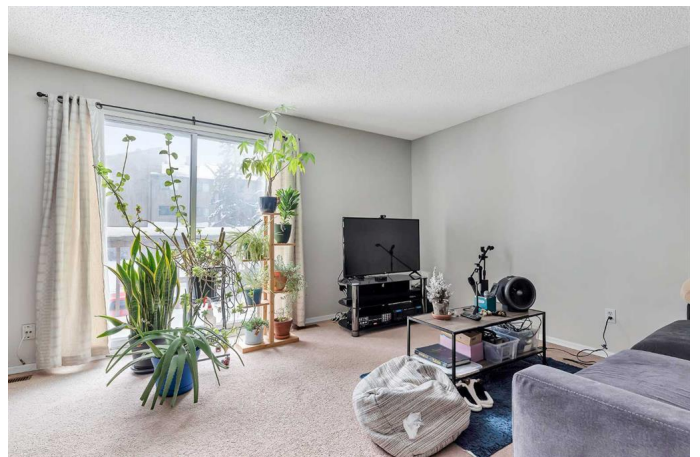
Albert Park/Radisson Heights, Calgary, Alberta

Excellent Investment Opportunity! This full duplex is located on a quiet street in the community of Albert Park/Radisson Heights. This multi-unit home offers over 4300 sq ft of developed living space. There are 2 units on the main floor, each featuring 3 bedrooms and 1.5 baths. The spacious family room is bright with south facing windows, filling the space with plenty of natural sunlight. The kitchen is next to a large dining area. The primary bedroom is completed with a 2-piece ensuite. There are 2 illegal suites in the basement, each featuring 3 bedrooms and a full 4-piece bath. Every unit has its own laundry room. Separate access provides privacy for all occupants. For added convenience there is a double detached garage and plenty of street parking. Located in an exceptional location, this property offers close proximity to schools, parks, playgrounds, restaurants, shopping, and public transit. Quick commute to downtown. This is an investors dream, don't miss out on the chance to make this beautiful property your own and book your viewing today!

Built in 1976

Essential Information

MLS® #	A2112561
Price	\$859,900
Sold Price	\$960,000



Bedrooms	12
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,345
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	2642 16 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0M2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 9th, 2024
Days on Market	3
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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