

\$589,000 - 2721 16a Street Nw, Calgary

MLS® #A2112753

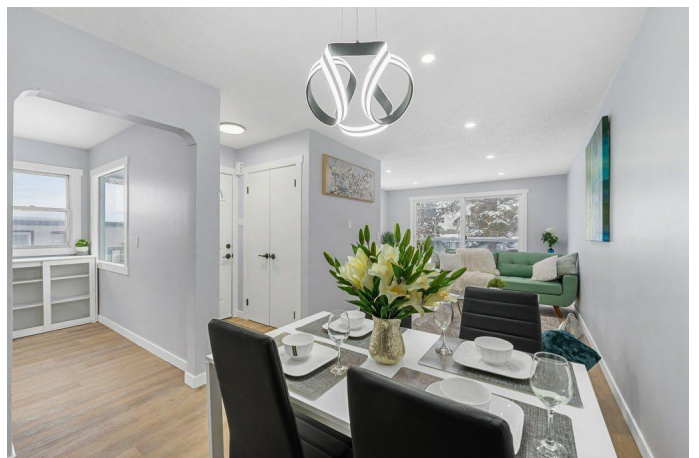
\$589,000

4 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

BACK ON MARKET >> Excellent investment property with LEGAL BASEMENT SUITE in Capitol Hill! With its PRIME location just steps away from Confederation Park, you can enjoy your own urban oasis! This exceptional half-duplex boasts a total of 1737 square feet, featuring 2 bedrooms up with a separate legal suite (registered with the City) offering another 2 bedrooms. Renovated from top to bottom, this home offers a great place to call home. Nestled on a quiet cul-de-sac in the well regarded Capitol Hill area, where you are literally steps to an abundance of walking paths and green space where you can enjoy year round activities. Inside you'll discover a modern & neutral colour palate. A bright family room seamlessly connects to the dining room. Directly located off of the family room you will find glass sliding doors to a spacious deck where you can enjoy your morning coffee or perhaps an evening cocktail. Moving to the kitchen you will come across a new stainless steel appliance package, custom sleek white cabinetry with updated modern matte black hardware. The main level offers 2 good sized bedrooms and a 4 pc bathroom. Moving to the lower level through a separate side entrance you'll discover another meticulously finished space echoing the same beauty & colour palate as the upper level. The legal basement suite features 2 bedrooms, a 3 pc. bathroom, and a kitchen fully equipped with modern white cabinetry, quartz counters and trendy white subway tiled backsplash. Both



suites have their own separate washer/dryer for added convenience. A spacious & fenced backyard offers an inviting space for summer gatherings. With a generous lot size, there's ample room to accommodate a double garage down the road, if desired. This is an amazing family home with passive income potential! Schedule your viewing today before it's too late!

Built in 1959

Essential Information

MLS® #	A2112753
Price	\$589,000
Sold Price	\$588,250
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.08
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2721 16a Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3R7

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, See Remarks,
-------------------	--

	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Lighting, Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Interior Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 21st, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp 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.