

\$459,900 - 2705 16 Avenue Se, Calgary

MLS® #A2123454

\$459,900

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.09 Acres

Albert Park/Radisson Heights, Calgary, Alberta

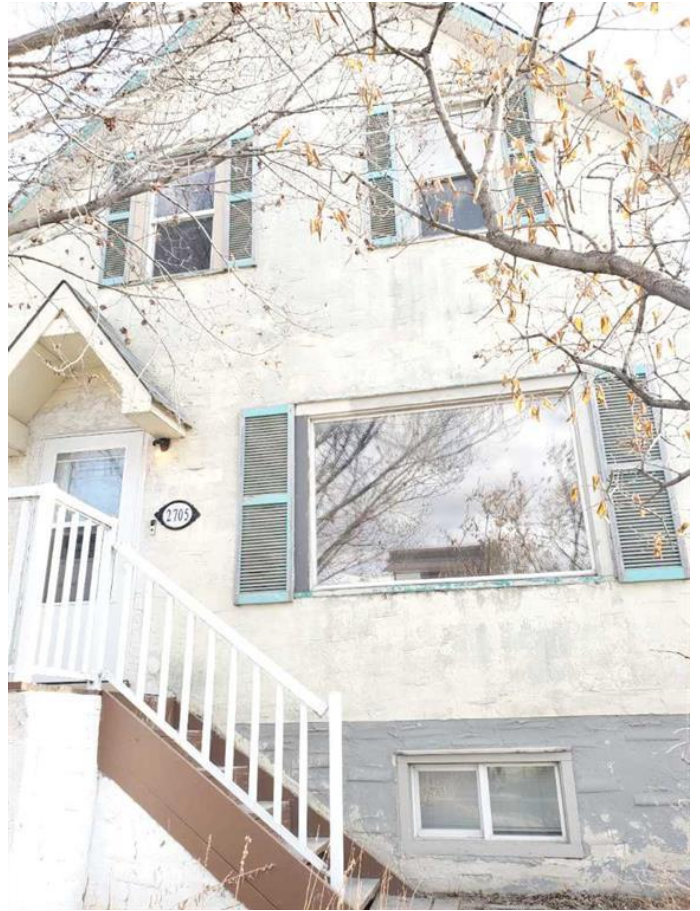
GREAT INVESTMENT OPPORTUNITY.

!Newly Renovated, gem! Bright & sunny, charming century-old character home located in the convenient inner-city neighborhood of Albert Park/Radisson Heights. Beautiful architectural details throughout, High ceilings on main floor.

Home has . 3 bedrooms, * bonus room/den (basement). 2 bathrooms. laundry room.. large, private fenced back yard with fire pit and large deck. mature shrubs around the property to give you privacy from neighbors, great for bird-watching, lots of birds live in the shrubs/trees on the property, Newer high-efficiency furnace, , new hot water tank, brand new windows on main floor, air conditioner in master bedroom, house stays cool in summer months, warm in winter due to trees/shade and stucco in exterior walls, single car garage, single parking spot available in back parking pad, street parking up to 2 cars also available.

A short 10 minutes' drive to downtown & Inglewood, steps to International Avenue shopping, ethnic restaurants, Global Fest (17th Avenue), Max Bell Centre, Calgary Zoo, Inglewood Bird Sanctuary, Crossroads Farmers Market, to name a few Attractions nearby!

Buses, schools (Kindergarten to grade 12 schools nearby), and Franklin CTrain station a



short bus ride/walking distance away.
Convenient access to Deerfoot Trail (2 minutes away).

Built in 1910

Essential Information

MLS® #	A2123454
Price	\$459,900
Sold Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.09
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2705 16 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0M5

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	High Ceilings
Appliances	Dryer, Electric Stove, Refrigerator, See Remarks
Heating	Forced Air
Cooling	Other

Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden
Lot Description Back Lane, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Brick/Mortar

Additional Information

Date Listed April 16th, 2024
Date Sold May 1st, 2024
Days on Market 15
Zoning MC1
HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.



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