

\$850,000 - 2739 16 Avenue Sw, Calgary

MLS® #A2123626

\$850,000

4 Bedroom, 4.00 Bathroom, 1,726 sqft

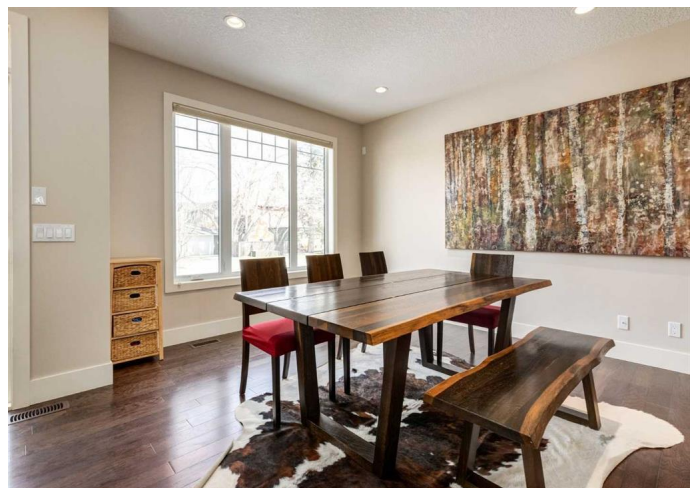
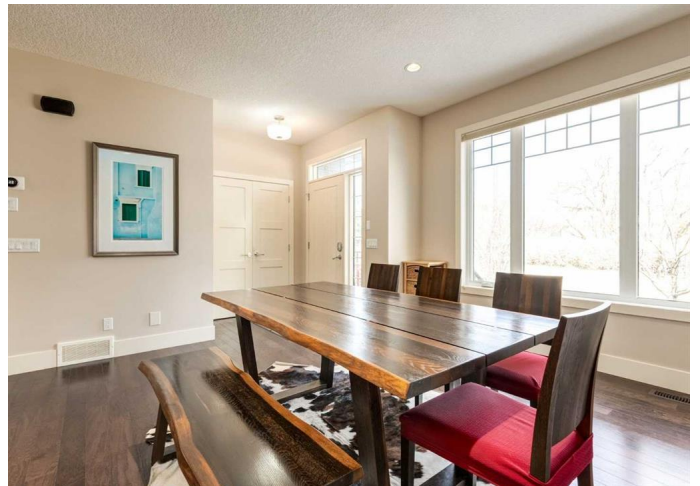
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Stunning 4 bedroom home nestled on a quiet street in the heart of the inner city community of Shaganappi! Open concept design flooded with natural light, this home features hardwood flooring, recessed lighting, central AC, and hydronic floor heat on the lower level. Chef's kitchen that's both stylish and functional with granite countertops, integrated refrigeration, and a pantry for added storage. Upstairs, you'll find three bedrooms, perfectly suited for family living, along with the added convenience of laundry facilities upstairs. Your primary retreat is complete with an ensuite offering dual sinks, heated floors, soaker tub, and spacious shower. Fully developed basement with family room, storage, wet bar, and 4th bedroom with bathroom. Outside, the sunny south-facing backyard with a patio and a natural gas line for BBQs invites you to enjoy sunny days and outdoor gatherings. And let's not forget the practicality of a double garage accessible via a paved lane, ensuring easy access and secure parking for your vehicles. Located within walking distance of the highly rated Alexander Ferguson School, the picturesque Shaganappi Golf Course, and public transit. Floor plans and a 3D tour are readily available, providing a glimpse into this contemporary home!

Built in 2012

Essential Information



MLS® #	A2123626
Price	\$850,000
Sold Price	\$848,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,726
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2739 16 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1A3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Warming Drawer, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 25th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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