

\$1,050,000 - 4104 16 Street Sw, Calgary

MLS® #A2135277

\$1,050,000

2 Bedroom, 2.00 Bathroom, 809 sqft

Residential on 0.14 Acres

Altadore, Calgary, Alberta

Attention Investors and Developers! Discover an incredible opportunity in the vibrant inner-city community of Altadore. This 1950s bungalow (being sold as-is/where-is), situated on a spacious sloped corner lot measuring 50' x 125', is a prime candidate for redevelopment. With the potential to transform this property into a beautiful row-house development, subject to City Approval and Zoning, this is a rare find in a sought-after location.

Lot Size: 50' wide x 125' long

Current Zoning: R-C2

Proposed Zoning Change: R-CG (Effective August 6th, subject to City of Calgary confirmation - please contact the City of Calgary)

Offered at: \$1,050,000

Location Highlights:

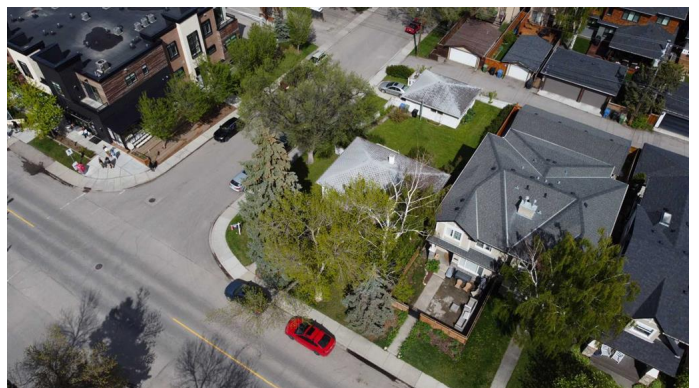
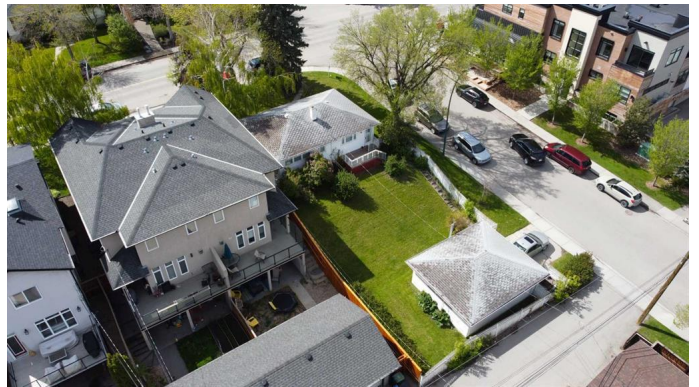
Recreation: Just steps from the off-leash dog park, Glenmore Athletic Park and Aquatic Centre, and scenic river pathways.

Shopping & Dining: Close to the bustling Marda Loop Shopping District with its eclectic mix of shops, restaurants, and cafes.

Parks & Playgrounds: Multiple parks and playgrounds nearby provide plenty of green space and recreational opportunities.

Schools: Exceptional walkability to top-rated schools, including Rundle Academy, Altadore School, and Central Memorial High School.

Accessibility: Less than a 10-minute drive to downtown Calgary and the prestigious



Glencoe Club.

Seize this chance to invest in a rapidly developing area with a strong sense of community and outstanding amenities. The proposed zoning change enhances the redevelopment potential, making this an ideal project for forward-thinking investors.

Contact us today to explore this exciting opportunity and learn more about the future possibilities for this exceptional property in Altadore!

Built in 1950

Essential Information

MLS® #	A2135277
Price	\$1,050,000
Sold Price	\$1,200,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4104 16 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4H6

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Freezer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Brush, Corner Lot, Sloped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 25th, 2024
Date Sold	May 26th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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