

# \$619,999 - 2729 16 Avenue Se, Calgary

MLS® #A2207725

**\$619,999**

2 Bedroom, 1.00 Bathroom, 819 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Hereâ€™s a rare opportunity to acquire a prime piece of MC-1 land, located just a minuteâ€™s walk from the vibrant Albert Park/Radisson Heights community along 17th Avenue, one of Calgaryâ€™s most dynamic and amenity-rich areas. The full-size lot offers great potential for multi-family development. The existing bungalow includes 2 bedrooms, a wood-burning fireplace, and an oversized garage/workshop, making it an excellent investment opportunity with the potential for long-term rental income.

Built in 1932

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207725    |
| Price          | \$619,999   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 819         |
| Acres          | 0.14        |
| Year Built     | 1932        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 2729 16 Avenue Se



|             |                              |
|-------------|------------------------------|
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0M5                      |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 2                                                     |
| Parking        | Double Garage Detached, Oversized, Workshop in Garage |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                       |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 76               |
| Zoning         | M-C1             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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