

# \$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

Here's a rare opportunity to acquire a prime piece of MC-1 land, located just a minute's walk from the vibrant Albert Park/Radisson Heights community along 17th Avenue, one of Calgary'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	7
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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