



**2740 16A Street SE
Calgary, Alberta**

MLS # A2243945

\$630,000



Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	645 sq.ft.	Age:	1914 (112 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Attention Investors & Developers! Rare opportunity to acquire a prime R-CG corner lot in the highly desirable community of Inglewood. This property offers over 4,850 sq ft of development-ready land with Conditional Approval on a Development Permit (DP) for a 3-plex however will transfer this project with clean Development Permit (DP). The proposed plans feature three 2-storey units, each offering approximately 1,500 sq ft of above-grade living space, including 3 bedrooms and 2.5 bathrooms, plus a 1-bedroom, 1-bathroom basement per unit. While the existing home is currently livable, the property is being sold as land value only—no warranties or representations will be provided on the current structure. Current Update -DP2022-05030 is Expired but Can Help to Apply New DP using Old DP Drawings or with New design. Guy Wire fees has been paid for already, and it will be removed before possession.