



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3214 16 Avenue SE
Calgary, Alberta

MLS # A2257820



\$385,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,160 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parkade		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: none

OPEN HOUSE SUNDAY OCTOBER 26, 2025 FROM 12PM TO 3PM! Welcome to this affordable duplex in the desirable community of Albert Park/Radisson Heights, Perfect for investors or first-time home buyers, this property offers excellent value and future potential. The main floor features a bright and spacious living room along with a sunny kitchen filled with natural light. Upstairs you'll find three comfortable bedrooms and a full bathroom, providing a practical layout for family living. The basement includes a large recreation room with additional potential for future development. Outside, enjoy a fully fenced backyard with a parking stall and plenty of room to build your dream garage. Located less than 9 minutes drive from Downtown Calgary and only a short 4-minute walk to 33rd Street SE Station, this home is close to schools, shopping, parks, and all major amenities. Don't miss this opportunity to own this property with strong future value at an unbeatable price point!