



**2526 16 Street SE**  
**Calgary, Alberta**

**MLS # A2284488**



**\$599,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1933 (93 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Gravel Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Recessed Lighting, Track Lighting		

**Inclusions:** None

Wonderful starter home in a superb location in the historical community of Inglewood. Charming little bungalow with two bedrooms and a oversized single detached garage. Upgrades done over the years include new electrical panel and a newer high efficiency furnace, upgraded kitchen with new cabinets and granite counters with laminate and tile flooring. Very convenient location with close proximity to the Calgary Farmers Market, Inglewood Bird Sanctuary, and take a stroll along 9th Ave with all the neat boutiques, cafes, and pubs. Keep as your primary resident or as an investment property; wonderful tenant in place.