



2817 16 Avenue SE
Calgary, Alberta

MLS # A2299231



\$849,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,946 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Refrigerator x2, Stove x2, Dishwasher, Hoodfan x2, Microwave, Washer x2, Dryer x2, Garage Opener, All Window Coverings, All furniture & household goods except tenants' personal belongings

This gorgeous 2016 infill in an inner-city location in Calgary provides so many opportunities - keep the existing long-term tenants and add this to your investment portfolio OR move into one of the suites and rent the other! You could put one or both suites on Airbnb to maximize rental income OR just move in and enjoy a luxury property 5 minutes to downtown! The upper suite offers 3 bedrooms, 2.5 baths, main floor den, upper floor laundry, high ceilings, luxury finishings, open-concept living, gas fireplace, mud room and more. The LEGAL lower suite offers 2 beds, 1 bath, open-concept kitchen & living, separate laundry and storage. The sunny south backyard is fully fenced and a convenient double garage is perfect for parking & storage. Adjacent to the trendy neighbourhood of Inglewood, Albert Park is an up-and-coming community just FIVE MINUTES from downtown Calgary with its own MAX bus stop for easy access around the city. Access to the Bow River pathways, Valleyview Park, Pearce Estate Park, Inglewood Bird Sanctuary, Inglewood Golf Club and the Calgary Zoo give you incredible connection to nature. The YYC airport is a quick drive up Deerfoot Trail. Groceries and schools nearby. Enjoy the security that comes from having a legal 2-bed basement suite with proven rental income. No sign on property. Please inquire for lease information.