



**910 16A Street NE**  
**Calgary, Alberta**

**MLS # A2300815**



**\$419,999**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Tree		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** basement refrigerator, basement stove

**\*ATTENTION INVESTORS & FIRST-TIME HOME BUYERS\*** Welcome to this incredible opportunity to own a NO CONDO FEE duplex with an ILLEGAL BASEMENT SUITE in the hidden gem community of Mayland Heights. Enjoy incredible downtown views, close proximity to schools, playgrounds, and unbeatable convenience. This bright and spacious home has been well maintained and is ideal for a young family or for buyers looking to live upstairs and rent out the basement. Recent updates include new roof (2025), windows (2025), entrance hallway flooring and door (2025), and washer and dryer (2024). The home offers a functional layout, plenty of natural light, a mature front tree for added privacy, and a private backyard. The well-kept illegal basement suite also offers the possibility of SEPERATE LAUNDRY, adding to its income potential. This is a rare opportunity you do not want to miss!