



**GRASSROOTS**  
REALTY GROUP

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**2834 16 Avenue SE**  
**Calgary, Alberta**

**MLS # A2153824**



**\$725,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** None

2834 16 AVE SE CALGARY located in desired Albert park Community is an AN ATTARCTION FOR THE BUILDERS. EIGHT UNIT DEVELOPMENT PLAN APPROVED- FOUR UNITS ABOVE GRADE AROUND 1815 SQ FT EACH AND FOUR UNITS ONE BEDROOM SUITE IN BASEMENT-- SUITE(LEGAL). NO WAIT PERIOD. READY TO START CONSRUCTION RIGHT AWAY. APROVAL OF PLANS USUALLY TAKES OVER SIX MONTHS. PLANS AVAILABLE ON REQUEST. BUILDING PERMIT PLANS ALREADY DONE AND INCLUDED IN PRICE. CMHC LOVES TO FINANCE THESE TYPE OF PROJECTS. GREAT LOCATION. VERY CLOSE TO DEERFOOT TRAIL , SHOPING AND THE SCHOOLS. -----ON THE OTHER NOTE--IT IS VERY GOOD HOUSE TO LIVE, RENT AND HOLD. .Well maintained Two bedrooms on the main floor along with a large living room opening to a great sized deck and good-sized bright kitchen. . Basement features a spacious living room, one bedroom and big den, (Illegal Suite) Ready to move. Basement has exclusive separate entrance. Just close to the Deerfoot trail., Shopping and other amenities. House is updated from time to time --many new windows in place. A large back yard, a extra large double detached garage 25x22 and a shed to park additional three cars or relax in the evening ( No idea if the shed is approved) -----