



GRASSROOTS
REALTY GROUP

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2729 16 Avenue SE
Calgary, Alberta

MLS # A2207725



\$619,999

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	819 sq.ft.	Age:	1932 (93 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Oversized, Workshop in Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Here’s a rare opportunity to acquire a prime piece of MC-1 land, located just a minute’s walk from the vibrant Albert Park/Radisson Heights community along 17th Avenue, one of Calgary’s most dynamic and amenity-rich areas. The full-size lot offers great potential for multi-family development. The existing bungalow includes 2 bedrooms, a wood-burning fireplace, and an oversized garage/workshop, making it an excellent investment opportunity with the potential for long-term rental income.