

2833 16 Avenue SE
Calgary, Alberta

MLS # A2199859



\$589,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,868 sq.ft.	Age:	2014 (11 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, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| 5 BEDS | 3.5 BATHS | DOUBLE DETACHED GARAGE | Convenient location! | Welcome to this bright and well thought out 2-storey duplex in the vibrant community of Radisson Heights! Featuring 5 bedrooms and 3.5 bathrooms. Inside, you'll find a bright open-concept main floor featuring a modern kitchen with a large island, ample cabinetry, and a seamless flow into the dining and living areas. The modern gas fireplace and large windows create a warm and inviting atmosphere. A mudroom with convenient backyard access and a 2-piece bathroom complete this level. Upstairs, you'll find three good-sized bedrooms, including a primary with a 3-piece ensuite and walk-in closet. A 4-piece bathroom and a dedicated laundry room add extra convenience. The fully finished basement offers a comfortable rec room, two bedrooms, a 4-piece bathroom, and its own kitchen and laundry area. Outside, enjoy the patio and the double detached garage for added storage and parking. Located close to parks, schools, shopping, and more. Call your favourite agent for a showing today! ** Agents, please read private remarks for access code **