



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2135 16A Street, Calgary T2T 4K1**

MLS® #: **A2119307**

Area: **Bankview**

Listing Date: **04/04/24**

List Price: **\$1,849,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **5,898 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,558**  
Low Sqft:  
Ttl Sqft: **2,558**

DOM

**45**

Layout

Beds: **5 (5 )**  
Baths: **3.0 (3 0)**  
Style: **5 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,City Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction:  
**Mixed**  
Flooring:  
**Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 13`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`0" x 7`6"</b>
<b>Family Room</b>	<b>Second</b>	<b>19`3" x 12`8"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`11" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>8`11" x 6`2"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>8`10" x 10`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 11`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`10" x 11`9"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`7" x 12`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`0" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>23`1" x 13`3"</b>
<b>Den</b>	<b>Level 5</b>	<b>10`10" x 10`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**261L**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**OPPOURTUNITY KNOCKS HERE FOR ALL INVESTORS AND BUILDERS , 100 FEET FRONTAGE BY 118 FEET LONG WITH BACK LANE IS AVAILABLE IN CALGARY DOWNTOWN THAT COMES WITH TWO SEPRATE HOUSES BOTH ARE RENTED FOR \$6800 PER MONTH. 2131 16A STREET AND 2135 16 A STREET SW ARE BEING SOLD TOGETHER .**

Inclusions:

**N/A**

Property Listed By:

**TREC The Real Estate Company**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















