



THE
A-TEAM

**RE/MAX
FIRST**

2525 16A Street, Calgary T2G3S9

MLS®#: **A2122358**

Area: **Inglewood**

Listing Date: **04/12/24**

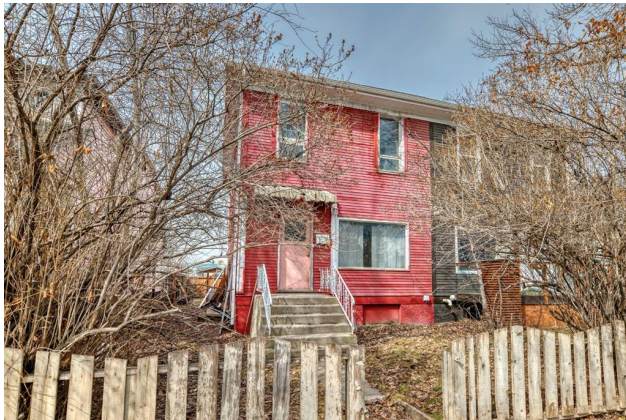
List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1911

Lot Information

Lot Sz Ar:

3,702 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Level

Alley Access,Off Street,Parking Pad

Finished Floor Area

Abv Sqft:

1,395

Low Sqft:

Ttl Sqft:

1,395

DOM

37

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame,Wood Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Refrigerator,Stove(s),Washer

Int Feat:

High Ceilings

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`8" x 11`9"
Kitchen	Main	11`6" x 9`1"
Bedroom - Primary	Main	10`7" x 11`8"
Bedroom	Second	9`10" x 8`8"
Bonus Room	Second	13`8" x 11`9"
Storage	Basement	15`6" x 12`6"
Storage	Basement	11`6" x 11`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`8" x 10`7"
3pc Bathroom	Main	5`10" x 4`8"
Bedroom	Second	11`9" x 11`9"
Bedroom - Primary	Second	14`10" x 9`11"
4pc Bathroom	Second	6`10" x 5`9"
Furnace/Utility Room	Basement	17`10" x 18`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

7235AG

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, MAY 18 FROM 12-2PM. TONS OF POTENTIAL! Calling all renovators and contractors! This is a handyman special. Live in your completely remodelled 1911 character house in Inglewood! All that's left to do is complete the renovations started by the previous owner. This 1350 sq ft house has fantastic bones, a ton of charm, and curb appeal for days. What's the catch, you ask? It's a major fixer-upper that needs some TLC. The main level offers 9 foot ceilings and a full bathroom. The second level has been brought down to the studs, ready for redevelopment and refinishing. So much space for a huge owner's suite, two additional bedrooms, and even a second floor balcony with views of downtown. The basement is huge and has plenty of headroom as well, making it ideal for future finishing. The roof is almost new, and the furnace is a newer mid-efficiency. The lot is 27x130, which means a BIG YARD. You will even find a large concrete pad out back ready for a generous garage. The location can't be beat. Just steps to the Inglewood Community Centre and K-6 school and all the best that trendy Inglewood has to offer.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





