



THE
A-TEAM

**RE/MAX
FIRST**

2135 16A Street, Calgary T2T 4K1

MLS®#: **A2147378**

Area: **Bankview**

Listing Date: **07/30/24**

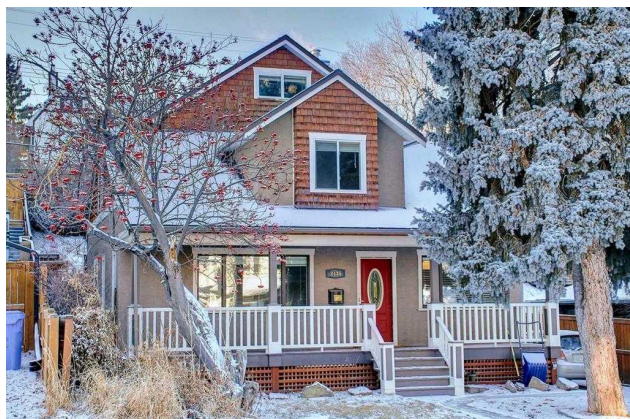
List Price: **\$949,000**

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

50
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**
Sewer:
Ext Feat: **Balcony,Playground,Rain Gutters**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`10" x 13`2"
Dining Room	Main	10`1" x 11`8"
Family Room	Second	19`3" x 12`8"
4pc Bathroom	Third	8`11" x 6`2"
Bedroom	Third	11`7" x 12`0"
Bedroom - Primary	Level 4	23`1" x 13`3"

Room	Level	Dimensions
4pc Bathroom	Main	7`0" x 7`6"
Living Room	Main	16`10" x 11`9"
Bedroom	Third	10`11" x 9`1"
4pc Ensuite bath	Level 4	8`10" x 10`8"
Bedroom	Third	12`0" x 10`0"
Den	Level 5	10`10" x 10`7"

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 FOR \$949,900.00 EACH**

Inclusions: **NA**

Property Listed By: **TREC The Real Estate Company**

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