



**1604 16 Avenue, Calgary T3C 1A1**

MLS®#: **A2152535** Area: **Sunalta** Listing Date: **07/26/24** List Price: **\$999,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1918**  
Lot Information  
 Lot Sz Ar: **4,843 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard**  
 Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,672**  
 Low Sqft:  
 Ttl Sqft: **1,672**

DOM

**52**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood,Laminate**  
 Sewer: Ext Feat: **None** Water Source: Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Gas Stove,Refrigerator,See Remarks,Washer,Window Coverings**  
 Int Feat: **Built-in Features,No Smoking Home,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	35`5" x 18`1"	Bedroom	Main	35`1" x 39`0"
Bedroom	Main	35`5" x 33`2"	Dining Room	Main	53`2" x 38`9"
Kitchen	Main	39`4" x 38`9"	Living Room	Main	53`2" x 42`4"
4pc Bathroom	Second	16`1" x 25`11"	Family Room	Second	42`8" x 38`9"
Kitchen	Second	22`4" x 34`1"	Bedroom	Second	41`4" x 42`8"
3pc Bathroom	Basement	19`4" x 16`1"	Bedroom	Basement	43`0" x 31`6"
Bedroom	Basement	24`11" x 44`3"	Bonus Room	Basement	30`10" x 38`5"

**Game Room  
Furnace/Utility Room**

**Basement  
Basement**

**33`6" x 72`10"  
26`11" x 65`0"**

**Storage**

**Basement**

**26`7" x 18`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5700AG**

Zoning:  
**M-CG d111**

Remarks

Pub Rmks:

**Welcome to this unique single dwelling, multi family home! With 3 separate floors, each equipped for living, this space is sure to provide all your needs! Whether you're looking for an investment property, a home for yourself and family or you're a developer looking for an investment- this one is for you. Each floor contains its own kitchen, bathroom, bedroom (s) and living space. 9 Ft ceilings on the main floor and over 2400 sq ft of living space gives the home an open feel. A large yard is an entertainers dream while the oversized double detached garage and side parking pad allows for ample parking. Recent renovation include: Roof and Garage 2018, Fresh paint main floor 2024, Permit garage built 2001, Basement windows to code 2018, New basement insulation 2018 , pot lights and wiring in basement 2018, New furnace and water tank 2021, Front and back storm door 2023, main floor refrigerator and stove 2020. Upstairs has separate electrical meter for rental. Main floor and basement currently share electrical meter. No Poly B throughout home.**

Inclusions:  
Property Listed By:

**N/A  
eXp Realty**

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