



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2708 16A Street, Calgary T2G 3T2**

MLS®#: **A2157109**

Area: **Inglewood**

Listing Date: **08/13/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1910**  
Lot Information  
Lot Sz Ar: **3,250 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **820**  
Low Sqft:  
Ttl Sqft: **820**

DOM

**36**  
Layout  
Beds: **1 (1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Detached,Garage Faces Rear,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,See Remarks,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Second</b>		<b>3pc Bathroom</b>	<b>Basement</b>	
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 7`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 12`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **7235AG**

Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome to Inglewood! This property is situated on a 25ft x 130ft lot on a quiet street. One bedroom upstairs with a full bathroom. Open concept floor plan. NEW FURNACE, HOTWATER TANK, HARDYBOARD SIDING, ROOF and a NEW Massive 29ftx20FT Mechanics Dream Double CAR Garage, also heated an insulated with 10ft doors! Fully finished basement. Affordable inner city detached home! Call and schedule your showing today!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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