



THE
A-TEAM

**RE/MAX
FIRST**

2205 16 Street, Calgary T2G 3P8

MLS® #: **A2190689**

Area: **Inglewood**

Listing Date: **01/30/25**

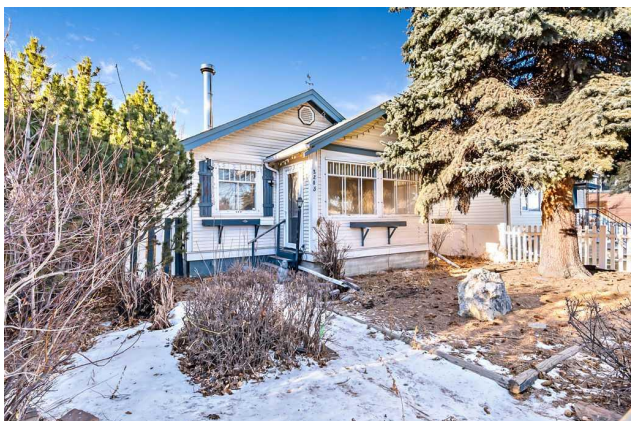
List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1944**

Lot Information

Lot Sz Ar: **5,844 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Off Street,Single Garage Attached**

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Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **Ceiling Fan(s),Natural Woodwork,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	7`8" x 15`5"
Living Room	Main	11`11" x 12`10"
Bedroom	Main	8`9" x 9`11"
4pc Bathroom	Main	4`6" x 8`8"

Room	Level	Dimensions
Dining Room	Main	8`9" x 8`10"
Bedroom - Primary	Main	8`5" x 11`4"
Laundry	Main	5`7" x 20`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

1894AC

R-CG

Remarks

Pub Rmks: **Fantastic DEVELOPMENT opportunity in heart of city. This large large lot in Inglewood presents a great holding property. The house is neat and tidy with good spaces. 2 bedrooms up and 1 bath. Hardwood and wood burning fireplace with a cozy front enclosed porch for a mudroom. Solid home to renovate and live in while you grow equity. West backyard and quick access to airport and all amenities. Inglewood is one of Calgarys prime central locations that offers a mix of new development and turn of the century charm. Walk in minutes to the bird sanctuary and many shops, cafes and restaurants. Attached garage completes this home.**

Inclusions: **n/a**

Property Listed By: **Real Estate Professionals Inc.**

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



