



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2813 16 Avenue, Calgary T2A0M7**

MLS® #: **A2205780**

Area: **Albert Park/Radisson Heights**

Listing Date: **03/27/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
City/Town: **Calgary**  
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,286**

Low Sqft:

Ttl Sqft: **1,286**

Lot Information

Lot Sz Ar: **279 sqft**

Lot Shape:

DOM

**21**

Layout

Beds: **4 (2 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Closet Organizers,Laminate Counters,Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`8" x 4`2"	Living Room	Main	17`3" x 11`9"
Dining Room	Main	12`3" x 9`0"	2pc Bathroom	Main	4`4" x 4`6"

<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 10`6"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>7`2" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 10`5"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`11" x 4`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`7" x 4`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 5`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 9`11"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>7`0" x 8`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`1" x 4`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`2" x 7`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`9" x 11`1"</b>	<b>Laundry</b>	<b>Basement</b>	<b>6`7" x 4`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`7" x 5`10"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>3`11" x 5`5"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **M-C1**  
 Legal Desc: **4946T**

Remarks

Pub Rmks: **Welcome to your new home! Nestled on a quiet street with easy access to 17th Avenue and Deerfoot Trail, this newer for the area, two-storey home is truly a rare find in this desirable community and also features a NEWER ROOF (2021) for ease of future maintenance. Perfect for a growing family, it's ideally located near schools, parks, and lush green spaces, offering both tranquility and convenience. As you step inside, you'll be welcomed by a cozy and inviting open-concept living and dining room, beautifully updated with VINYL PLANK FLOORING. The space flows seamlessly into the bright kitchen, which boasts STAINLESS STEEL APPLIANCES and a charming breakfast nook — perfect for morning coffee or casual entertaining. Step outside to your LARGE, PRIVATE DECK and backyard, creating the ideal setting for relaxing and outdoor activities. Upstairs, NEWLY UPDATED CARPETING leads you to a versatile bonus room, ideal for a kids' play area or a HOME OFFICE. The spacious primary bedroom comfortably accommodates a king-sized bed and includes its own PRIVATE ENSUITE BATHROOM and WALK-IN CLOSET. A second bedroom and fully renovated bathroom complete the upper level, with all bathrooms featuring FRESH CABINETRY and elegant STONE COUNTERTOPS for a modern, stylish touch. And there's more! The FULLY FINISHED BASEMENT is a standout, offering two additional, generously sized bedrooms, one can even double as a movie room with custom built-in cabinetry and a sink. These expansive rooms provide the perfect hangout spot for teens or guests. A convenient side-by-side washer/dryer combo and another full bathroom with STAND-UP SHOWER round out the lower level, providing all the comforts of home. A newer DOUBLE DETACHED GARAGE, accessible from the back alley, offers hassle-free parking, especially during the cold winter months. This home has been thoughtfully designed and updated to cater to even the most discerning buyers. Don't miss out on this wonderful opportunity. Contact your favorite realtor for a private showing today!**

Inclusions: **Murphy bed in upstairs bonus room can be included, if your client is interested.**  
 Property Listed By: **eXp Realty**

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









