

5, 1608 16 Avenue SW
Calgary, Alberta

MLS # A2177418



\$350,000

Division:	Sunalta		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	544 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Lawn, Private, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Discover a fantastic opportunity that blends a prime location, affordability, and incredible potential. This corner bi-level unit boasts over 900 sqft of living space, featuring 2 spacious bedrooms and 1.5 bathrooms. The main level is highlighted by a grand living area with a charming fireplace, large windows, and access to a private balcony. Adjacent is a bright dining room that flows into the kitchen. Downstairs, you'll find a laundry room, a full bath, and the bedrooms. The home offers endless design possibilities. Situated just a short walk from the lively 17th Ave but nestled on a quiet one-way street, this home offers both convenience and tranquillity. The area features beautiful infills and low traffic, creating a peaceful and secure environment. With proximity to parks and schools, this property is an ideal starter home or rental opportunity for years to come. Don't miss out on this remarkable chance!