



**GRASSROOTS**

REALTY GROUP

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**2740 16A Street SE**  
**Calgary, Alberta**

**MLS # A2295659**



**\$569,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	1914 (112 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** None

ATTENTION BUILDERS & INVESTORS! Prime R-CG CORNER LOT in the highly sought-after community of Inglewood, an exceptional redevelopment opportunity in one of Calgary's most desirable inner-city locations. Offering approximately 4,850+ SQ FT of land, this property presents strong potential for multi unit development, including a 3-plex style project (subject to City approval). Corner lots like this are increasingly rare and highly desirable for infill projects due to better design flexibility, enhanced street presence, and improved unit layouts. A major added benefit is that ENMAX has now fully removed the guy wire, improving the usability and development potential of the site. Located minutes from downtown, the Bow River pathways, parks, trendy restaurants, and vibrant shops, this property offers location, zoning, and redevelopment upside a perfect opportunity for builders looking for their next inner city project. While the existing home is currently livable, the property is being sold as land value only and no warranties or representations will be provided on the current structure.