



2315 16 Street SW
Calgary, Alberta

MLS # A2300033



\$579,900

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,548 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-CG d72
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

This quaint family home is Located on a quiet, no-through, treelined street, just a couple doors in from Buckmaster Park. Built on a full size, treed lot with lots of yard space, large and small shed and plenty of off street parking. Enter into the nice sized foyer with lots of coat and shoe storage. Through the carved wood front door into a good sized living room with lots of windows. The dining room has a wood stove for winter nights and a side door onto the deck and side yard, Eat in kitchen opens onto the sun room at the back of the house and spills into the large back yard and patio. Upstairs features a large vaulted primary bedroom with built in closets and lots of windows. Two other good sized bedrooms and main bath on this level. The basement has a fourth bedroom, 3 piece bath, hobby room and large utility/laundry room. Updated mechanicals and most of the windows have been replaced. This is a prime lot and location and is ready for a new family to live in or for the investor or builder - something for everyone!