



2709 16A Street NW
Calgary, Alberta

MLS # A2305953



\$549,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	923 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to the sought-after northwest community of Capitol Hill. This three-bedroom, two-bathroom home is located on a tree lined street with quick walking access to Confederation Park and Golf Course. The main floor is super bright and cheerful with newly finished hardwood flooring, fresh white paint, and new knock-down ceilings. The main living space is wide open with a large living room and a cozy dining area. The kitchen features modern grey cabinets, quartz counter tops, farmhouse sink, open shelving, and stainless-steel appliances. The four-piece bathroom has also been updated. Two ample bedrooms over look the rear yard and complete the main floor. The lower level is partially finished with a new bathroom and large third bedroom (window too small for egress). The large living room area is ready for your creative touch with potential to finish as a family room with wet bar area – perfect for movie nights with guests or teenagers. This incredible location is steps from Confederation Park and offers super quick access to 16th avenue for shopping and commuting, and is close to SAIT, U of C, Foothills Hospital, plus public transportation, schools and endless walking paths and green spaces. Call your favorite Realtor to book a showing before this home is sold!