



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2526 16 Street SE
Calgary, Alberta

MLS # A2316484

\$589,900



Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	845 sq.ft.	Age:	1933 (93 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Garage Faces Rear, Gravel Driveway, Single Garage D		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Ligh		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Recessed Lighting, Track Lighting		

Inclusions: None

Wonderful starter home in a superb location in the historical community of Inglewood. Charming little bungalow with two bedrooms and a oversized single detached garage. Upgrades done over the years include new electrical panel and a newer high efficiency furnace, upgraded kitchen with new cabinets and granite counters with laminate and tile flooring. Very convenient location with close proximity to the Calgary Farmers Market, Inglewood Bird Sanctuary, and take a stroll along 9th Ave with all the neat boutiques, cafes, and pubs. Keep as your primary resident or as an investment property; wonderful tenant in place.