# \$699,000 - 2740 16a Street Se, Calgary

MLS® #A2191699

### \$699,000

1 Bedroom, 1.00 Bathroom, 645 sqft Residential on 0.11 Acres

Inglewood, Calgary, Alberta

Huge Price reduction to sell this R-CG Corner Lot in Inglewood quickly
Attention investors and developers! This is your chance to acquire a prime corner lot in the highly desirable Inglewood community.
With over 4,850+ sq ft of R-CG zoned land, this property offers tremendous potential for a multi-family development.

A Development Permit application for a 3-Plex is Conditionally Approved, making it an ideal investment for those looking to capitalize on the growth in the area. Each unit is 2-Storey close of 1500 sqft living space above grade designed to feature 3 bedrooms, 2.5 baths above grade, plus a 1-bedroom, 1-bath basement.

• Despite current Home is Live able but selling this Land Only. No Warranties for the existing structure.

• This is the perfect opportunity for developers to create a modern, high-demand living space in a fantastic location.

Don't miss out on this incredible opportunity to build in one of the city's most sought-after neighborhoods!

DP Drawings, Site Survey, RPR and DP Decision is Uploaded

Built in 1914

#### **Essential Information**

MLS® # A2191699 Price \$699,000





Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 645

Acres 0.11

Year Built 1914

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 2740 16a Street Se

Subdivision Inglewood

City Calgary

County Calgary

Province Alberta

Postal Code T2G 3T2

#### **Amenities**

Parking Off Street

#### Interior

Interior Features See Remarks

Appliances Gas Range, Range Hood, Refrigerator

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Corner Lot, Rectangular Lot

Roof Cedar Shake

Construction Wood Siding

Foundation Poured Concrete

#### **Additional Information**

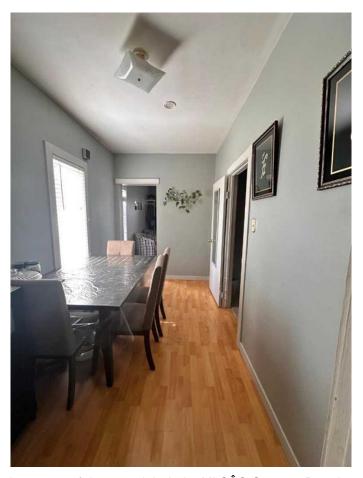
Date Listed January 31st, 2025

Days on Market 94

Zoning R-CG

## **Listing Details**

Listing Office CalEstate Realty



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