

# \$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.

Donâ€™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         | 90               |
| Zoning                 | R-CG             |
| <b>Listing Details</b> |                  |
| Listing Office         | CalEstate Realty |



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