$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.

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

â€¢ 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

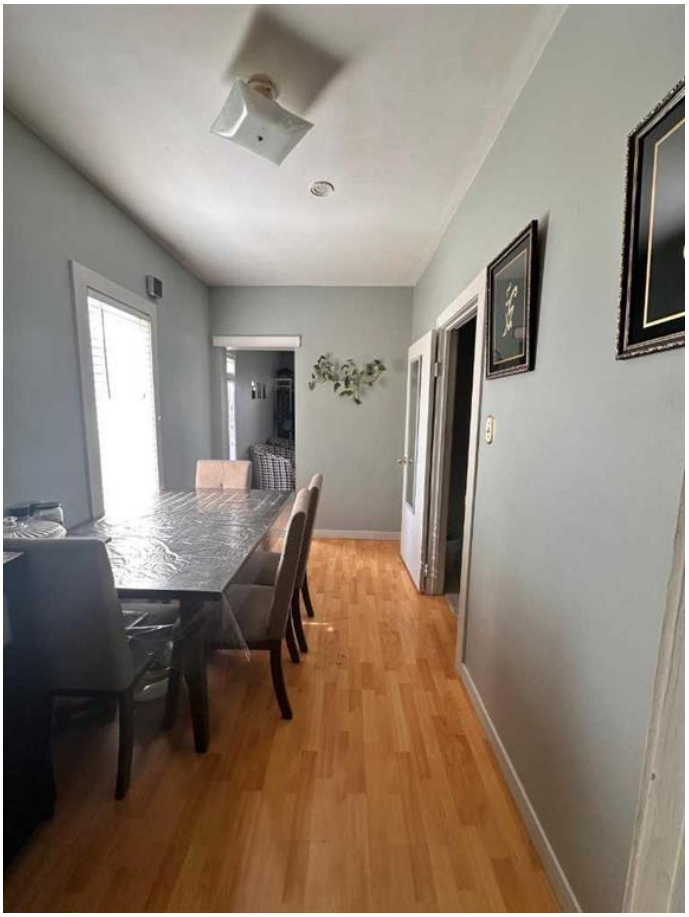
Additional Information

Date Listed	January 31st, 2025

Days on Market	91
Zoning	R-CG

Listing Details

Listing Office	CalEstate Realty



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