

# \$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
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### **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
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Days on Market	78
Zoning	R-CG
<b>Listing Details</b>	
Listing Office	CalEstate Realty



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