

# \$599,900 - 2813 16 Avenue Se, Calgary

MLS® #A2205780

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,286 sqft

Residential on 0.01 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to your new home!

Nestled on a quiet street with easy access to 17th Avenue and Deerfoot Trail, this newer for the area, two-storey home is truly a rare find in this desirable community and also features a **NEWER ROOF (2021)** for ease of future maintenance. Perfect for a growing family, it's ideally located near schools, parks, and lush green spaces, offering both tranquility and convenience.

As you step inside, you'll be welcomed by a cozy and inviting open-concept living and dining room, beautifully updated with **VINYL PLANK FLOORING**. The space flows seamlessly into the bright kitchen, which boasts **STAINLESS STEEL APPLIANCES** and a charming breakfast nook – perfect for morning coffee or casual entertaining. Step outside to your **LARGE, PRIVATE DECK** and backyard, creating the ideal setting for relaxing and outdoor activities.

Upstairs, **NEWLY UPDATED CARPETING** leads you to a versatile bonus room, ideal for a kids' play area or a **HOME OFFICE**. The spacious primary bedroom comfortably accommodates a king-sized bed and includes its own **PRIVATE ENSUITE BATHROOM** and **WALK-IN CLOSET**. A second bedroom and fully renovated bathroom complete the upper level, with all bathrooms featuring **FRESH CABINETRY** and elegant **STONE**



COUNTERTOPS for a modern, stylish touch.

And thereâ€™s more! The FULLY FINISHED BASEMENT is a standout, offering two additional, generously sized bedrooms, one can even double as a movie room with custom built-in cabinetry and a sink. These expansive rooms provide the perfect hangout spot for teens or guests. A convenient side-by-side washer/dryer combo and another full bathroom with STAND-UP SHOWER round out the lower level, providing all the comforts of home.

A newer DOUBLE DETACHED GARAGE, accessible from the back alley, offers hassle-free parking, especially during the cold winter months.

This home has been thoughtfully designed and updated to cater to even the most discerning buyers. Donâ€™t miss out on this wonderful opportunity. Contact your favorite realtor for a private showing today!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2205780    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,286       |
| Acres          | 0.01        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2813 16 Avenue Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A0M7                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Laminate Counters, Stone Counters                         |
| Appliances        | Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Private Yard      |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 30               |
| Zoning         | M-C1             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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