

2530 16A Street NW
Calgary, Alberta

MLS # A2319550



\$550,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	912 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement appliances: Portable dishwasher, electric range, refrigerator, microwave, washer, dryer, curtain rod, rod brackets, curtains, ET centre and lamp. Upper level: Curtain rods and brackets

OPPORTUNITY KNOCKS — ARE YOU LISTENING? This exceptional half duplex in sought-after Capitol Hill offers tremendous value and endless potential for the right buyer. Ideally located just steps from Confederation Park Golf Course and minutes to the University of Calgary and SAIT, you'll also enjoy easy access to fantastic restaurants, grocery stores, cafes, shops, and everyday amenities. The upper level features a bright and functional layout with 2 bedrooms, a full bathroom, spacious dining area, cozy living room, and convenient upper-level laundry. Pride of ownership is evident with newer windows, updated sliding balcony doors, and durable composite balcony decking. Downstairs, the illegal basement suite offers excellent flexibility and income potential, featuring 2 bedrooms, a 3-piece bathroom, generous kitchen, dining area, and comfortable living space. All basement windows have been upgraded to newer egress windows, while easy-care laminate flooring and separate laundry in the mechanical/storage room add to the functionality. Outside, the flat backyard is ideal for entertaining family and friends, while the rear parking pad accommodates two vehicles with additional street parking readily available. Whether you're looking to live upstairs and rent the lower level, add a strong property to your portfolio, or renovate the entire home into your dream residence, this is a rare opportunity in a prime inner-city location. Incredible value and a must-see. **VIRTUAL TOUR AVAILABLE!**