

\$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 |
|---------|------------|

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 | 104 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------|
| Listing Office | CalEstate Realty |
|----------------|------------------|



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