

# \$500,000 - 2811 16 Avenue Se, Calgary

MLS® #A2213362

**\$500,000**

3 Bedroom, 4.00 Bathroom, 1,206 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to your sunlit sanctuary in Albert Park—just a 10-minute drive from downtown, yet tucked away on a quiet street that feels worlds apart from the hustle and bustle.

This lovingly maintained semi-detached 2-storey home is a haven of comfort and calm, with fresh paint throughout and natural light pouring into every room. The layout offers 3 spacious bedrooms, 2 full bathrooms, and 2 convenient half baths, perfectly designed for family life or effortless entertaining.

The heart of the home—an airy, well-appointed kitchen—features a dedicated pantry and flows seamlessly into the living and dining areas. Downstairs, a fully finished basement provides even more space to relax, work, or play.

Step outside and feel the serenity continue. The south-facing backyard is beautifully sun-drenched—ideal for gardeners, kids, or quiet mornings with a coffee. It's freshly sodded (2024) and features a charming gazebo, perfect for summer evenings. The heated double detached garage keeps things cozy through winter, and the solar panels installed in 2023 offer sustainable living year-round.

And when you're ready to explore? You're just minutes from it all—easy access to public transit, schools, parks, and



every urban convenience.

Bright, peaceful, move-in ready”and waiting for you.

Built in 2004

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213362               |
| Price          | \$500,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,206                  |
| Acres          | 0.07                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2811 16 Avenue Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0M7                      |

**Amenities**

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

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Microwave, Range Hood,                           |

|              |                                        |
|--------------|----------------------------------------|
|              | Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                             |
| Cooling      | None                                   |
| Has Basement | Yes                                    |
| Basement     | Finished, Full                         |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                             |
| Lot Description   | Back Lane, Back Yard, Gazebo, Lawn, Many Trees, Native Plants, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | M-C1             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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