# \$1,149,900 - 4124 16 Street Sw, Calgary

MLS® #A2203134

## \$1,149,900

3 Bedroom, 2.00 Bathroom, 970 sqft Residential on 0.14 Acres

Altadore, Calgary, Alberta

PRIME 50' x 125' R-CG LOT IN A DESIRABLE LOCATION! Here is a great opportunity for a full-size development lot in Altadore, one of Calgary's most desirable inner-city communities. Ideally located, this property is just a short 7-min drive from Mount Royal University and within a 5-min drive or 20-min walk of numerous shops, services, recreational facilities, and multiple schools. With zoning that allows for various development options, including a duplex, large single-family home, or townhomes with or without basement suites (subject to city approval), this location works well for either! The existing home is a '50s era bungalow and features a 2-bed, 1-bath main floor and in the basement a 1-bed, 1-bath illegal suite (windows may not meet current egress requirements) - fully liveable & easily rentable while you do up plans and get your permits for development, providing an opportunity for additional rental income. The property also boasts a sizeable East-facing backyard and a detached garage. Located steps from the off-leash dog park, Glenmore Athletic Park, Aquatic Centre, and scenic river pathways, outdoor enthusiasts will love the recreational opportunities. The vibrant Marda Loop Shopping District is just minutes away, offering a dynamic mix of cafes, restaurants, and local boutiques. Families will appreciate the proximity to top-rated schools like Rundle Academy, Altadore School, and Central Memorial High School, while the short







commute to downtown Calgary and the prestigious Glencoe Club adds to the convenience and appeal. If you're seeking a redevelopment project in a prime location or looking for an investment property with great development potential, this listing offers an ideal solution. Act quicklyâ€"opportunities like this are few and far between. Reach out today for more information!

#### Built in 1950

#### **Essential Information**

MLS® # A2203134 Price \$1,149,900

Bedrooms3Bathrooms2.00Full Baths2Square Footage970

Acres 0.14 Year Built 1950

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 4124 16 Street Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 4H6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features See Remarks

Appliances Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 18th, 2025

Days on Market 39

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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