

2833 16 Avenue SE  
Calgary, Alberta

MLS # A2199859



**\$589,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,868 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

| 5 BEDS | 3.5 BATHS | DOUBLE DETACHED GARAGE | Convenient location! | Welcome to this bright and well thought out 2-storey duplex in the vibrant community of Radisson Heights! Featuring 5 bedrooms and 3.5 bathrooms. Inside, you'll find a bright open-concept main floor featuring a modern kitchen with a large island, ample cabinetry, and a seamless flow into the dining and living areas. The modern gas fireplace and large windows create a warm and inviting atmosphere. A mudroom with convenient backyard access and a 2-piece bathroom complete this level. Upstairs, you'll find three good-sized bedrooms, including a primary with a 3-piece ensuite and walk-in closet. A 4-piece bathroom and a dedicated laundry room add extra convenience. The fully finished basement offers a comfortable rec room, two bedrooms, a 4-piece bathroom, and its own kitchen and laundry area. Outside, enjoy the patio and the double detached garage for added storage and parking. Located close to parks, schools, shopping, and more. Call your favourite agent for a showing today! \*\* Agents, please read private remarks for access code \*\*