



## 2507 16 Street Calgary Alberta

\$550,000

**\*\* OPEN HOUSE SATURDAY, OCT 5TH FROM 12-2PM & SUNDAY, OCT 6TH FROM 1-4PM \*\*** Step into the charm of this beautifully maintained character bungalow, perfectly blending historic details with modern updates. This inner-city home is situated on a 37' wide lot and offers a variety of possibilities--move in and enjoy or explore development opportunities (like a semi-detached infill with city approval). This bright and open layout features 2 bedrooms and a bonus sunroom space in the secondary bedroom -- perfect for an office, reading nook or little one's play space. Sunlight pours into this home, highlighting the high 9-foot ceilings, crown molding and 1912 millwork. These details -- and the clawfoot tub -- add to the home's timeless character. The kitchen is both functional and boasts all new appliances (2023/2024), a newly installed hood range (2024), and a convenient breakfast bar. The basement flooring has just been freshly updated with a skim coat of concrete and new paint (2024) and modern comforts have not been overlooked with updated plumbing and electrical systems, along with a high-efficiency furnace that ensures this well-insulated home keeps energy costs low. Outside, the expansive 75' and newly graveled driveway (2022) provides ample parking for 3-4 vehicles in addition to the detached single garage. Experience the best of inner-city living with quick access to downtown, vibrant 17th Ave, Marda Loop, shops, restaurants and cafes, all while enjoying the peacefulness of this quiet community and well-maintained property. This location offers the perfect balance of inner-city convenience and quaint neighbourhood charm. (id:6769)

4pc Bathroom 7.58 Ft x 7.50 Ft

Bedroom 7.58 Ft x 8.83 Ft

Kitchen 13.00 Ft x 12.58 Ft

Sunroom 4.17 Ft x 4.75 Ft

Primary Bedroom 7.58 Ft x 11.25 Ft

Dining room 9.25 Ft x 7.33 Ft

Living room 9.25 Ft x 21.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://viewcalgaryhomes.com/>



See

**Mirror**

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