



## 2743 16 Avenue Calgary Alberta

\$809,900

PRICE REDUCED! HOME need refinishing flooring and painting. A gem home in nestled a quiet street in the heart of the inner city. Community of Shaganappi! The emphasis on natural light, hardwood flooring, and spaciousness suggests a comfortable and inviting living environment. The versatility of the front room adds to the appeal, allowing the homeowner to customize the space to suit their needs. The kitchen sounds like a dream for anyone who enjoys cooking or entertaining, with its stainless steel appliances, built-in desk area, wine rack, ample storage, and granite countertops. The inclusion of a family room with a gas fireplace further enhances the cozy atmosphere, perfect for unwinding after a long day. The outdoor space seems equally inviting, with a deck for enjoying warm evenings and a fenced backyard for privacy and security. The master suite is described as a retreat, complete with vaulted ceilings, a walk-in closet, and a luxurious ensuite featuring a jetted tub, skylight, and full shower. Located within walking distance of the highly rated Alexander Ferguson School, the picturesque Shaganappi Golf Course, and public transit. This home is a must-see, book your showing today! (id:6769)

Bedroom 13.33 Ft x 14.33 Ft  
Family room 12.67 Ft x 21.00 Ft  
Kitchen 14.17 Ft x 14.92 Ft  
Other 14.17 Ft x 8.42 Ft  
Living room 14.75 Ft x 14.67 Ft  
Other 5.25 Ft x 7.33 Ft  
Dining room 14.00 Ft x 10.42 Ft  
Other 5.83 Ft x 5.25 Ft

2pc Bathroom 5.17 Ft x 5.08 Ft  
Bedroom 9.58 Ft x 10.00 Ft  
Laundry room 3.92 Ft x 5.50 Ft  
Primary Bedroom 14.17 Ft x 11.58 Ft  
5pc Bathroom 7.67 Ft x 16.83 Ft  
Bedroom 9.75 Ft x 11.83 Ft  
4pc Bathroom 7.83 Ft x 5.58 Ft

Listing Presented By:



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