



## 1440 16 Street Calgary Alberta

\$499,000

\*\*\* AMAZING VALUE \*\*\*UPDATED BUNGALOW - OVER \$50,000 IN UPGRADES - DOWNTOWN VIEWS\*\*\* This bungalow has a total of 5 bedrooms, 2 full bathrooms and over 1,800 SQFT of development! The main level has an open concept layout. Situated up high on a 50 x 120 R-C2 lot, makes for great Down Town Views and private setting! NEWER KITCHEN with GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES and tons of cabinetry! NEW BATHROOM w/jetted soaker tub. The main floor currently has 2 bedrooms, can easily be converted back to original 3 bedroom layout. The lower level was RECENTLY UPDATED and has another 2 bedrooms, a full bathroom, a large open family area and plenty of storage! The basement used to have a second kitchen/suite. Can easily be converted back into a suite. The 220v and plumbing is still there. NEWER FURNACE, ELECTRICAL AND HW TANK. NEW ROOF, NEW WINDOWS AND FENCE. Single detached garage and HUGE 3 STALL PARKING PAD. Close to DT, schools, shops, parks and public transit. Downtown in minutes! Book your showing today! \*\*\* PRESENTING OFFERS, THURSDAY, NOVEMBER 9, 2023 AT 6:00 pm\*\*\* (id:6769)

Bedroom 3.78 M x 2.74 M

Bedroom 3.35 M x 3.17 M

Family room 7.01 M x 4.09 M

Laundry room 4.27 M x 3.17 M

3pc Bathroom .00 M x .00 M

Living room 4.88 M x 3.96 M

Kitchen 4.57 M x 3.35 M

Dining room 3.66 M x 2.44 M

Bedroom 3.15 M x 3.05 M

Primary Bedroom 4.39 M x 2.74 M

Bedroom 3.12 M x 2.44 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca