



## 2729 16 Avenue Calgary Alberta

\$619,999

Here's a rare opportunity to acquire a prime piece of MC-1 land, located just a minute's walk from the vibrant Albert Park/Radisson Heights community along 17th Avenue, one of Calgary's most dynamic and amenity-rich areas. The full-size lot offers great potential for multi-family development. The existing bungalow includes 2 bedrooms, a wood-burning fireplace, and an oversized garage/workshop, making it an excellent investment opportunity with the potential for long-term rental income. (id:6769)

4pc Bathroom 9.08 Ft x 4.83 Ft

Bedroom 9.08 Ft x 9.83 Ft

Foyer 11.83 Ft x 5.75 Ft

Kitchen 11.75 Ft x 13.58 Ft

Living room 11.83 Ft x 15.25 Ft

Pantry 1.58 Ft x 1.75 Ft

Primary Bedroom 9.00 Ft x 11.33 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://jazz.livelovecalgary.com/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)