



## 3707 16 Avenue Calgary Alberta

\$179,900

This Is A 4 Bedroom, 2 Bathroom Condo With Over 700+ Sq. Ft Of Developed Living Space And 652 Sq. Ft. Partially Developed Basement Living Space (Due To Water Damage). Located Very Close To Amenities Including Transit, Schools, Shopping etc.. The Layout Allows Flexibility In Accommodating Family Members Or Utilizing The Extra Rooms For Various Purposes Such As A Home Office, Guest Room Or Hobby Space. \*THE PROPERTY HAS HAD RECENT WATER DAMAGE IN THE BASEMENT\* A Restoration Services Company Removed The Affected Flooring, Some Drywall, Baseboards. (id:6769)

Bedroom 10.17 Ft x 11.00 Ft

Bedroom 8.83 Ft x 14.75 Ft

Family room 7.00 Ft x 12.33 Ft

Other 6.83 Ft x 10.42 Ft

Laundry room 2.50 Ft x 5.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 3.33 Ft x 3.58 Ft

Kitchen 6.33 Ft x 10.75 Ft

Dining room 6.33 Ft x 8.42 Ft

Living room 8.67 Ft x 9.67 Ft

Primary Bedroom 11.00 Ft x 11.50 Ft

Bedroom 8.08 Ft x 10.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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