



## 1608 16 Avenue Calgary Alberta

\$375,000

Discover a fantastic opportunity that blends a prime location, affordability, and incredible potential. This corner bi-level unit boasts over 900 sqft of living space, featuring 2 spacious bedrooms and 1.5 bathrooms. The main level is highlighted by a grand living area with a charming fireplace, large windows, and access to a private balcony. Adjacent is a bright dining room that flows into the kitchen. Downstairs, you'll find a laundry room, a full bath, and the bedrooms. The home offers endless design possibilities. Situated just a short walk from the lively 17th Ave but nestled on a quiet one-way street, this home offers both convenience and tranquillity. The area features beautiful infills and low traffic, creating a peaceful and secure environment. With proximity to parks and schools, this property is an ideal starter home or rental opportunity for years to come. Don't miss out on this remarkable chance! (id:6769)

Laundry room 7.92 Ft x 5.25 Ft

Furnace 7.92 Ft x 5.25 Ft

Storage 8.83 Ft x 3.17 Ft

Primary Bedroom 12.75 Ft x 9.75 Ft

Bedroom 11.25 Ft x 9.50 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Living room 15.42 Ft x 13.17 Ft

Kitchen 9.50 Ft x 8.25 Ft

Dining room 8.42 Ft x 7.83 Ft

2pc Bathroom 5.42 Ft x 4.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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