

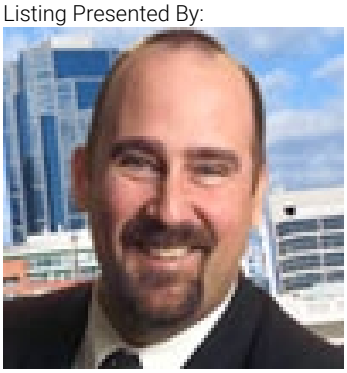
2131 16A Street Calgary Alberta

$900,000

Owner has applied for a development permit for legal 8 plex. It is in the process. Exceptional H-GO redevelopment opportunity on a prime 50' x 118 'lot in the heart of Bankview, just steps from 17th Avenue SW! 2131 16A Street SW offers approximately 1,542sq. ft. above grade, 5 bedrooms, 3 full bathrooms, an illegal basement suite, downtown skyline views, rear lane access and valuable H-GO zoning--an outstanding combination for homeowners, investors and developers.This distinctive two-storey character home offers a spacious and functional layout with high ceilings, hardwood flooring, generous room sizes and plenty of natural light. The developed lower level includes an illegal suite, providing flexibility for extended family .Outside, enjoy a private fenced yard, mature landscaping, rear lane access and ample off-street parking. The elevated Bankview setting provides attractive downtown views, while the location puts you within an easy walk of the restaurants, cafes, shopping and nightlife of 17th Avenue, with Marda Loop and downtown Calgary only minutes away.A major highlight is the property's H-GO zoning, offering enhanced density and redevelopment potential for builders and investors looking to hold, renovate or explore future multi-residential development, subject to City approvals and applicable development requirements.Live in it, rent it, hold it or redevelop it--a rare opportunity to secure a prime 50' x 118' inner-city lot with H-GO zoning, an existing income-producing home and an exceptional Bankview location.Please note seller will not be providing rpr but title insurance. (id:6769)

Primary Bedroom 5.79 M x 3.91 M
3pc Bathroom Measurements not available
Kitchen 3.63 M x 2.54 M
Bedroom 3.91 M x 2.31 M
Furnace 3.94 M x 2.97 M
Great room 5.94 M x 3.81 M
Bedroom 3.53 M x 3.12 M
3pc Bathroom Measurements not available
Living room 4.27 M x 4.17 M
Bedroom 3.35 M x 3.05 M
4pc Bathroom Measurements not available
Kitchen 3.91 M x 2.74 M
Bedroom 3.35 M x 3.05 M

Listing Presented By:



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