



## 2510 16 Street Calgary Alberta

\$1,745

Confederation Park Character Beauty - available immediately - Spacious and Bright Main Floor of walkout bungalow with private entry, original hardwood floors, large bedrooms and views to the Park from both bedroom windows. Popular spot to enjoy neighbouring Confederation Park with its golf course, tennis courts, playgrounds, x-country skiing, picnic areas and walking/cycling paths that connect to the city-wide path system. Wonderful tree-lined street with great neighbours. Private entrance, large eat-in kitchen with generous cupboard and counter space and a large yet cozy living room for relaxing. Shared laundry as well as shared utilities with the walkout basement tenant. Prime Location only minutes to Downtown, SAIT, Foothills Hospital and U of C - This home would be well suited for working professionals or students - - - having great access to transit, coffee shops, local eateries, community and fitness facilities and grocery shopping. Most amenities within a 10-12 minute walk including North Hill Shopping Centre. Banff Trail C-Train station only 15 minutes walk. Rental rate of \$1,745 per month (plus 60% of utilities). Looking for one year term but can be somewhat flexible. House is heated with a high efficiency furnace. New luxury vinyl plank flooring just installed in the kitchen and freshly painted throughout. Designated outdoor tandem parking available for 2 vehicles off of the rear lane (with plug-ins for block heaters) included in rent. Ample street parking in front as well. Double detached garage parking also may become available by the spring or earlier. 2 Cats or possibly one or two small dogs negotiable for an upfront fee. Tenant must be able to do some yard work and be able to shovel the front walk in the winter as well. (id:6769)

Primary Bedroom 11.58 Ft x 11.50 Ft

Bedroom 11.25 Ft x 11.25 Ft

Other 11.42 Ft x 13.92 Ft

Living room 15.08 Ft x 13.58 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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Stonemere Real Estate Solutions

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**RE/MAX Realty Professionals**

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