

2811 16 Avenue SE
Calgary, Alberta

MLS # A2213362



\$500,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,206 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lawn, Many Trees, Native Plants, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Speakers in the basement (as-is), TV bracket (basement)

Welcome to your sunlit sanctuary in Albert Park—just a 10-minute drive from downtown, yet tucked away on a quiet street that feels worlds apart from the hustle and bustle. This lovingly maintained semi-detached 2-storey home is a haven of comfort and calm, with fresh paint throughout and natural light pouring into every room. The layout offers 3 spacious bedrooms, 2 full bathrooms, and 2 convenient half baths, perfectly designed for family life or effortless entertaining. The heart of the home—an airy, well-appointed kitchen—features a dedicated pantry and flows seamlessly into the living and dining areas. Downstairs, a fully finished basement provides even more space to relax, work, or play. Step outside and feel the serenity continue. The south-facing backyard is beautifully sun-drenched—ideal for gardeners, kids, or quiet mornings with a coffee. It’s freshly sodded (2024) and features a charming gazebo, perfect for summer evenings. The heated double detached garage keeps things cozy through winter, and the solar panels installed in 2023 offer sustainable living year-round. And when you’re ready to explore? You’re just minutes from it all—easy access to public transit, schools, parks, and every urban convenience. Bright, peaceful, move-in ready—and waiting for you.