

# \$1,149,900 - 4124 16 Street Sw, Calgary

MLS® #A2203134

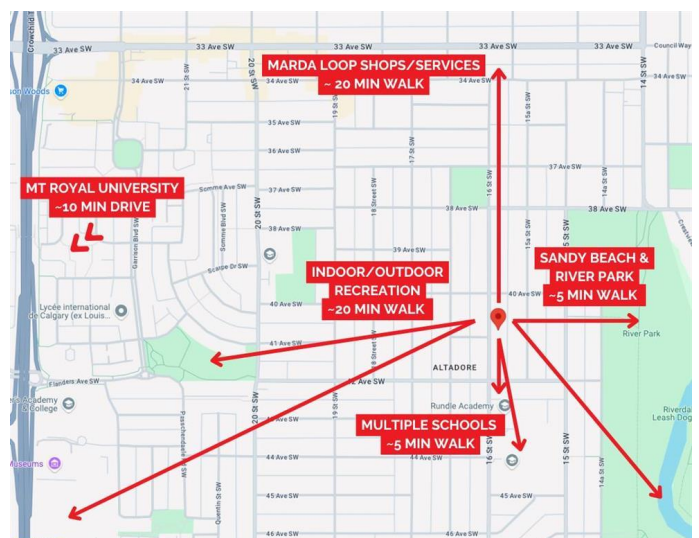
**\$1,149,900**

3 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.14 Acres

Altadore, Calgary, Alberta

PRIME 50' x 125' R-CG LOT IN A DESIRABLE LOCATION! Here is a great opportunity for a full-size development lot in Altadore, one of Calgary's most desirable inner-city communities. Ideally located, this property is just a short 7-min drive from Mount Royal University and within a 5-min drive or 20-min walk of numerous shops, services, recreational facilities, and multiple schools. With zoning that allows for various development options, including a duplex, large single-family home, or townhomes with or without basement suites (subject to city approval), this location works well for either! The existing home is a '50s era bungalow and features a 2-bed, 1-bath main floor and in the basement a 1-bed, 1-bath illegal suite (windows may not meet current egress requirements) - fully liveable & easily rentable while you do up plans and get your permits for development, providing an opportunity for additional rental income. The property also boasts a sizeable East-facing backyard and a detached garage. Located steps from the off-leash dog park, Glenmore Athletic Park, Aquatic Centre, and scenic river pathways, outdoor enthusiasts will love the recreational opportunities. The vibrant Marda Loop Shopping District is just minutes away, offering a dynamic mix of cafes, restaurants, and local boutiques. Families will appreciate the proximity to top-rated schools like Rundle Academy, Altadore School, and Central Memorial High School, while the short



commute to downtown Calgary and the prestigious Glencoe Club adds to the convenience and appeal. If you're seeking a redevelopment project in a prime location or looking for an investment property with great development potential, this listing offers an ideal solution. Act quicklyâ€”opportunities like this are few and far between. Reach out today for more information!

Built in 1950

**Essential Information**

MLS® #	A2203134
Price	\$1,149,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4124 16 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4H6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	55
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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