

# \$599,900 - 2813 16 Avenue Se, Calgary

MLS® #A2205780

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,286 sqft  
Residential on 0.01 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to your new home!

Nestled on a quiet street with easy access to 17th Avenue and Deerfoot Trail, this newer for the area, two-storey home is truly a rare find in this desirable community and also features a **NEWER ROOF (2021)** for ease of future maintenance. Perfect for a growing family, it's ideally located near schools, parks, and lush green spaces, offering both tranquility and convenience.

As you step inside, you'll be welcomed by a cozy and inviting open-concept living and dining room, beautifully updated with **VINYL PLANK FLOORING**. The space flows seamlessly into the bright kitchen, which boasts **STAINLESS STEEL APPLIANCES** and a charming breakfast nook — perfect for morning coffee or casual entertaining. Step outside to your **LARGE, PRIVATE DECK** and backyard, creating the ideal setting for relaxing and outdoor activities.

Upstairs, **NEWLY UPDATED CARPETING** leads you to a versatile bonus room, ideal for a kids' play area or a **HOME OFFICE**. The spacious primary bedroom comfortably accommodates a king-sized bed and includes its own **PRIVATE ENSUITE BATHROOM** and **WALK-IN CLOSET**. A second bedroom and fully renovated bathroom complete the upper level, with all bathrooms featuring **FRESH CABINETRY** and elegant **STONE**



COUNTERTOPS for a modern, stylish touch.

And thereâ€™s more! The FULLY FINISHED BASEMENT is a standout, offering two additional, generously sized bedrooms, one can even double as a movie room with custom built-in cabinetry and a sink. These expansive rooms provide the perfect hangout spot for teens or guests. A convenient side-by-side washer/dryer combo and another full bathroom with STAND-UP SHOWER round out the lower level, providing all the comforts of home.

A newer DOUBLE DETACHED GARAGE, accessible from the back alley, offers hassle-free parking, especially during the cold winter months.

This home has been thoughtfully designed and updated to cater to even the most discerning buyers. Donâ€™t miss out on this wonderful opportunity. Contact your favorite realtor for a private showing today!

Built in 2004

### **Essential Information**

MLS® #	A2205780
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,286
Acres	0.01
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2813 16 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A0M7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, Stone Counters
Appliances	Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	12
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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