

# \$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 there'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. Don'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	5
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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