

# \$500,000 - 2811 16 Avenue Se, Calgary

MLS® #A2213362

**\$500,000**

3 Bedroom, 4.00 Bathroom, 1,206 sqft  
Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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.

Built in 2004

### **Essential Information**

MLS® #	A2213362
Price	\$500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,206
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2811 16 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0M7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Gazebo, Lawn, Many Trees, Native Plants, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	4
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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