

# \$385,000 - 3214 16 Avenue Se, Calgary

MLS® #A2257820

## \$385,000

3 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.08 Acres

Albert Park/Radisson Heights, Calgary, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 27, 2025 FROM 2PM TO 5PM! Welcome to this affordable duplex in the desirable community of Albert Park/Radisson Heights, Perfect for investors or first-time home buyers, this property offers excellent value and future potential. The main floor features a bright and spacious living room along with a sunny kitchen filled with natural light. Upstairs you'll find three comfortable bedrooms and a full bathroom, providing a practical layout for family living. The basement includes a large recreation room with additional potential for future development. Outside, enjoy a fully fenced backyard with a parking stall and plenty of room to build your dream garage. Located less than 9 minutes drive from Downtown Calgary and only a short 4-minute walk to 33rd Street SE Station, this home is close to schools, shopping, parks, and all major amenities. Don't miss this opportunity to own this property with strong future value at an unbeatable price point!

Built in 1968

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2257820  |
| Price      | \$385,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,160                  |
| Acres          | 0.08                   |
| Year Built     | 1968                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 3214 16 Avenue Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0N2                      |

### **Amenities**

|                |                     |
|----------------|---------------------|
| Parking Spaces | 1                   |
| Parking        | Off Street, Parkade |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Closet Organizers                                      |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 17                   |

Zoning

R-CG

Listing Details

Listing Office

PREP Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.