# \$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 SUNDAY OCTOBER 26, 2025 FROM 12PM TO 3PM! 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'II 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

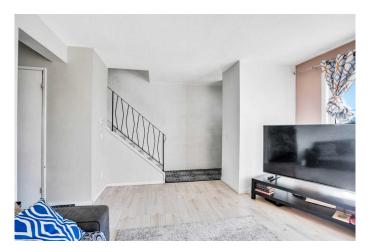
#### **Essential Information**

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

#### **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 40

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.