

# \$630,000 - 2740 16a Street Se, Calgary

MLS® #A2243945

**\$630,000**

2 Bedroom, 2.00 Bathroom, 645 sqft

Residential on 0.11 Acres

Inglewood, Calgary, Alberta

Attention Investors & Developers! Rare opportunity to acquire a prime R-CG corner lot in the highly desirable community of Inglewood. This property offers over 4,850 sq ft of development-ready land with Conditional Approval on a Development Permit (DP) for a 3-plex however will transfer this project with clean Development Permit (DP) The proposed plans feature three 2-storey units, each offering approximately 1,500 sq ft of above-grade living space, including 3 bedrooms and 2.5 bathrooms, plus a 1-bedroom, 1-bathroom basement per unit.

While the existing home is currently livable, the property is being sold as land value only—no warranties or representations will be provided on the current structure.

DP Drawings, Site Survey, RPR, and the DP Decision Letter are available and uploaded. This is a fantastic opportunity to develop a high-demand, modern multi-family project in one of Calgary's most vibrant and sought-after inner-city neighborhoods.

Built in 1914

## Essential Information

MLS® # A2243945

Price \$630,000

Bedrooms 2



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 645         |
| Acres          | 0.11        |
| Year Built     | 1914        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2740 16a Street Se |
| Subdivision | Inglewood          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2G 3T2            |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Storage                                           |
| Appliances        | Gas Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Natural Gas, Central                              |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 28th, 2025 |
|-------------|-----------------|

|                        |                  |
|------------------------|------------------|
| Days on Market         | 85               |
| Zoning                 | R-CG             |
| <b>Listing Details</b> |                  |
| Listing Office         | CalEstate Realty |



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.