$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. 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 onlyâ€”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 Calgaryâ€™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	Central, Natural Gas
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	9
Zoning	R-CG

Listing Details

Listing Office CalEstate Realty

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