

\$449,900 - 2132 16 Avenue, Didsbury

MLS® #A2261418

\$449,900

4 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.17 Acres

NONE, Didsbury, Alberta

***Open House Saturday October 11th
11:00-1:00*** If you've ever felt that you
wanted more than just the small town lifestyle?

You've found it here! You get more yard, more
updated finished space in the home, more
parking and more of what this amazing small
town has to offer.

Located on a quiet street, you'll find this well
updated bungalow complete with quality
finishings. Walking in you've got plenty of room
to hang up and put away your gear. The large
chef's kitchen has ample maple shaker style
kitchen cabinets, a stainless appliance
package, an island with pot drawers and a
built-in pantry for additional storage. There's a
large breakfast nook, flanked by vinyl
windows, which let in the beautiful south sun
and an adjoining airy dining room.

Hardwood floors flow through the living room
and lead you out to the outdoor patio. Heading
down the hallway you'll find the primary
bedroom, with updated 3pcs ensuite
bathroom, 2 more bedrooms and a full bath.
Downstairs you'll find the coziest family room
that you've seen in awhile, it comes with live
edge built-ins and an electric fireplace to take
the edge off on cooler days. There is a
bedroom, gym, 2 pcs washroom, a super clean
utility laundry room and a large storage room
which provides deep storage for off season
items.

Heading outside there's a long double wide



driveway which leads you to the oversized single attached garage. A huge yard includes a huge wrap around deck for outside entertaining, a no maintenance vinyl fence and a large shed. The yard is located on a T for the back lane so there is lots of maneuvering room to move your RV onto the dedicated concrete parking pad and it is all finished with a set of iron gates that provide the security you will want.

The Didsbury park is located behind the home making it a great place for the kids or grandkids to play, all close to home.

Disdbury has much to offer for those looking to make a shift to a slower pace. There is a fully appointed recreational complex complete with a pool with a water slide, an arena and curling rink. Health services including an acute care hospital and plenty of options for shopping and eating out. You are only 1/2 hour into Airdrie for your runs to Costco or Cross Iron Mills.

If you are looking for a charming home in a lovely small town community - you've found it. Call now for your private viewing.

Built in 1968

Essential Information

MLS® #	A2261418
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	2132 16 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Kitchen Island, Soaking Tub, Dry Bar, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Private, See Remarks, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	7
Zoning	R-1

Listing Details

Listing Office

RE/MAX Complete Realty

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