



THE
A-TEAM

**RE/MAX
FIRST**

1115 16A Street, Calgary T2N 2C9

MLS®#: **A2162377**

Area: **Hounsfield
Heights/Briar Hill
Calgary**

Listing Date: **09/03/24**
Change: **None**

List Price: **\$1,999,900**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**
Lot Information
Lot Sz Ar: **5,887 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,432**
Low Sqft:
Ttl Sqft: **2,432**

DOM

79
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped,Many Trees**
Park Feat: **Double Garage Attached**
Utilities and Features

Roof: **Flat,Membrane,Rubber**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Fire Pit,Rain Barrel/Cistern(s),Rain Gutters**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Electric Cooktop,Microwave,Trash Compactor,Washer,Wine Refrigerator**

Int Feat: **Bar,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Storage,Track Lighting,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	16`10" x 14`6"
Bedroom	Second	14`8" x 10`10"
Kitchen	Main	13`7" x 10`2"
Dining Room	Main	14`3" x 11`11"
Laundry	Main	6`7" x 4`11"
2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Basement	34`0" x 19`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	12`10" x 10`2"
5pc Bathroom	Second	0`0" x 0`0"
Breakfast Nook	Main	13`2" x 12`11"
Living Room	Main	19`11" x 15`11"
5pc Ensuite bath	Second	0`0" x 0`0"
2pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-C1

7910651

Remarks

Pub Rmks:

HOLY VIEWS!!!! This home offers unobstructed downtown views out the living room and primary bedroom windows, it is truly a striking scene of modern skyscrapers and can be thoroughly enjoyed from different vantage points! Meanwhile, at the back of the home, you can enjoy serene valley and mountain views, providing a beautiful contrast to the urban landscape. It's a perfect blend of city sophistication and natural beauty, offering captivating vistas from both ends of the property. This distinctive home, designed by Seville homes, stands out from the crowd in Calgary, evoking the charm of Santa Fe architecture and transporting you to the sun-drenched landscapes of New Mexico from the moment you step inside. Upon entry, you're greeted by soaring natural skinned log ceilings and expansive windows offering panoramic views of Calgary's skyline. Situated on a ridge crest with parks in both the front and the back, this property occupies a truly unique location. Inside, the house exudes an enchanting blend of authentic colours and materials. Designed with entertaining in mind, the spacious layout includes a generous living room, dining area, breakfast nook, and a high-end kitchen. A fully equipped wet bar adds to the appeal for hosting gatherings. Upstairs, natural light floods in through a magnificent skylight and ample windows, creating an inviting atmosphere. The primary bedroom serves as a personal sanctuary, complete with a private balcony offering stunning downtown views. The accompanying five-piece ensuite and walk-in closet provide both luxury and functionality. Two additional bedrooms share a well-appointed five-piece bathroom with a double vanity, offering picturesque mountain vistas. Downstairs, a sizable living area awaits, offering versatility for customization. Whether you envision an entertainment space, home gym, or both, there's ample room to realize your vision. Outside, the backyard provides an ideal setting for summer barbecues and cozy evenings gathered around the wood-burning fireplace. Conveniently located just minutes from Kensington and downtown, this property offers easy access to all the amenities Calgary has to offer. You could transform this home into a wonderful modern Sante Fe masterpiece with some white paint and new flooring! Fronting and backing an environmental reserve, views like this are an incredibly rare find! Don't miss out!

Inclusions:

Property Listed By:

All furniture.

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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123