



THE
A-TEAM

**RE/MAX
FIRST**

106 16 Street, Calgary T2N 2B9

MLS®#: **A2164688**

Area: **Hillhurst**

Listing Date: **09/12/24**

List Price: **\$919,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1946**
Lot Information
Lot Sz Ar: **5,532 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,666**
Low Sqft:
Ttl Sqft: **1,666**

DOM

70

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated,Oversized,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Lighting,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bathroom Rough-in,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Skylight(s),Vinyl Windows,Walk-In Closet(s)**
Utilities: **Electricity Connected,Natural Gas Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 11`6"
Dining Room	Main	11`11" x 8`3"
Foyer	Main	7`3" x 3`11"
2pc Bathroom	Main	5`5" x 4`2"
4pc Ensuite bath	Upper	10`2" x 8`9"
Bedroom	Upper	9`7" x 8`9"

Room	Level	Dimensions
Kitchen	Main	11`8" x 10`6"
Breakfast Nook	Main	11`2" x 10`0"
Den	Main	16`9" x 11`2"
Bedroom - Primary	Upper	13`0" x 11`7"
Bedroom	Upper	9`6" x 8`3"
4pc Bathroom	Upper	7`3" x 5`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

6219L

Remarks

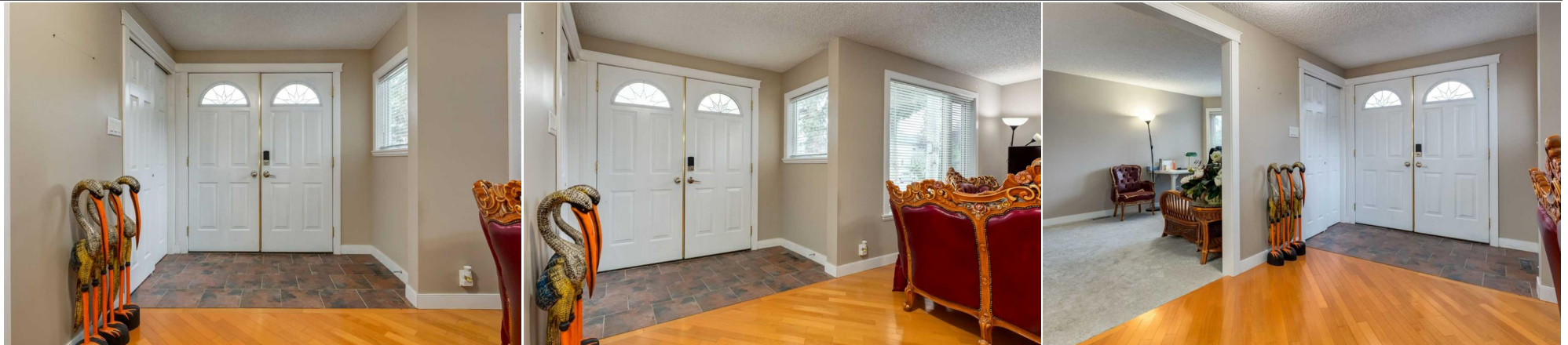
Pub Rmks:

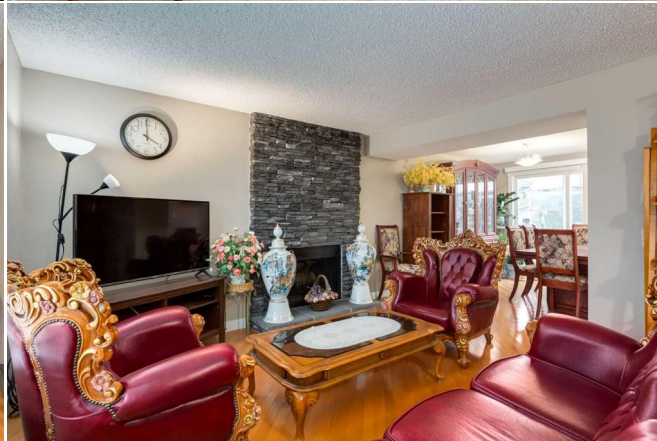
Welcome to this incredible executive 2-storey, 3-bedroom home in the heart of Hillhurst! Situated on an R-CG(Residential Grade-Oriented Infill) lot measuring 41x135 feet (12.50m x 41.15m), this property is loaded with elegance, character, and charm. Recently renovated throughout, the home features a stunning kitchen with gorgeous cabinets, granite countertops, undermount sink, and stainless steel appliances. Hardwood floors, a stone-faced wood-burning fireplace, and triple-pane windows add to the home's modern efficiency and timeless appeal. Additional upgrades include a high-efficiency furnace, water softener, and a fully re-designed master suite. The home has been freshly repainted, and new carpet has been installed in the spacious front parlor or studio den. The upper floor boasts newly installed LVP flooring, leading to a generously sized master bedroom with a beautiful ensuite that includes a 2-person soaker tub and separate shower. With a total of 2.5 baths, the partially developed basement offers an additional bedroom, rec room, and rough-in for a bathroom, providing endless potential. The stucco and stone exterior enhances the home's curb appeal, while the huge cedar deck, interlocking brick terrace, and professionally designed landscaping in the backyard create a gardener's paradise. The property also features a 24x24 double detached garage, with the option for RV parking by removing the flower bed. This home offers both a beautiful living space and an excellent investment opportunity, located just minutes from the Bow River, downtown, and the vibrant Kensington district. Don't miss out on this exceptional Hillhurst gem!

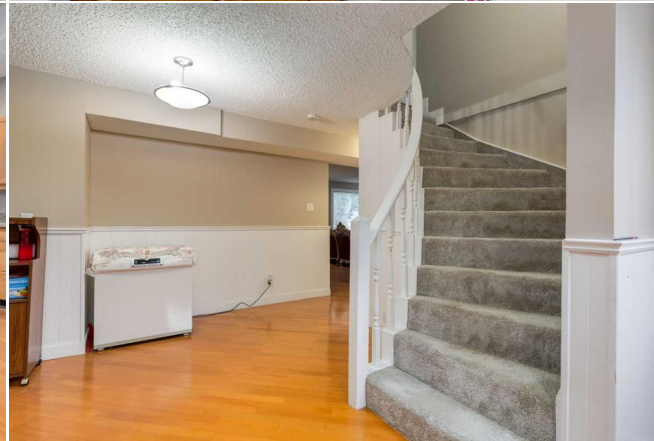
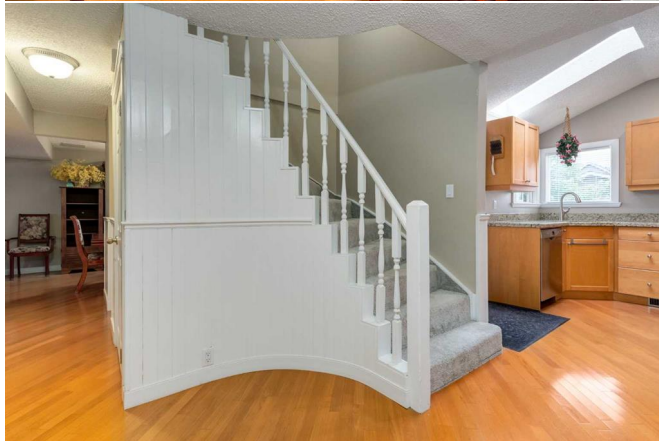
Inclusions:
Property Listed By:

N/A
CIR Realty

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











106 16 STREET NW
RECA MEASUREMENT STANDARD - CALGARY, AB
MAIN LEVEL (AG) - 930.77 Sq Ft. / 86.47 m²
UPPER LEVEL (1G) - 735.94 Sq Ft. / 68.37 m²
TOTAL ABOVE GRADE RMS SIZE - 1666.71 Sq Ft. / 154.84 m²



*Disclaimer: Textures and furniture are for display marketing purposes only