

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

7
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	Room	Level	Dimensions
Living Room	Main	17`10" x 11`6"	Kitchen	Main	11`8" x 10`6"
Dining Room	Main	11`11" x 8`3"	Breakfast Nook	Main	11`2" x 10`0"
Foyer	Main	7`3" x 3`11"	Den	Main	16`9" x 11`2"
2pc Bathroom	Main	5`5" x 4`2"	Bedroom - Primary	Upper	13`0" x 11`7"
4pc Ensuite bath	Upper	10`2" x 8`9"	Bedroom	Upper	9`6" x 8`3"
Bedroom	Upper	9`7" x 8`9"	4pc Bathroom	Upper	7`3" x 5`4"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

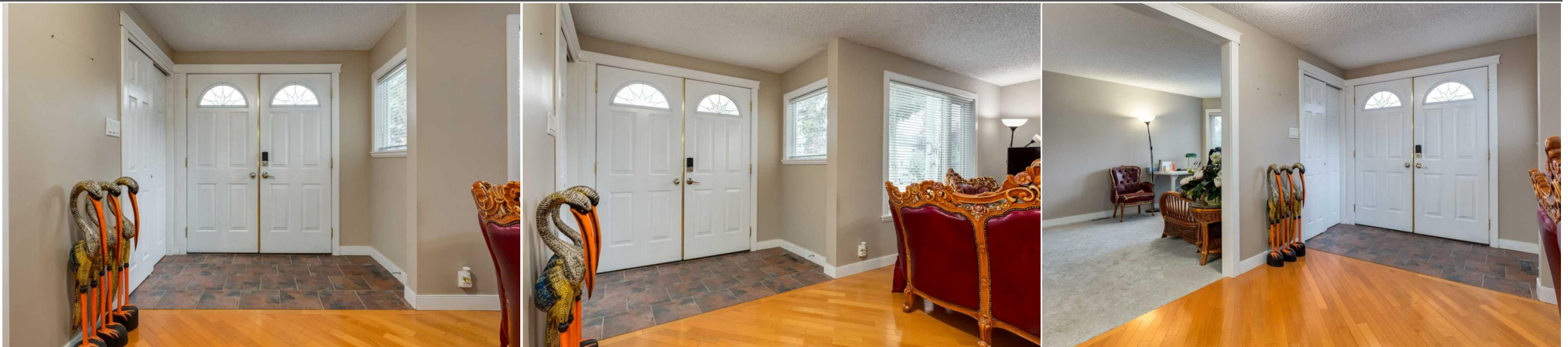
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Remarks

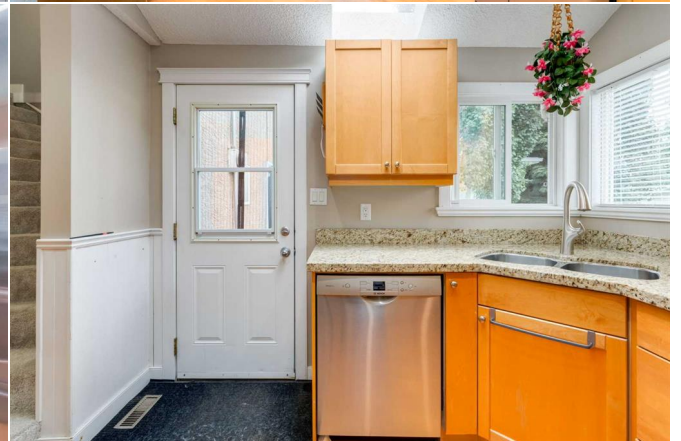
Pub Rmks: **Open House 5-7PM, Friday Sep 20, 2024, Noon-2PM Saturday Sep 21, 2024 & Noon-2PM Sunday Sep 22, 2024. Welcome to this incredible executive 2-storey, 3-bedroom home in the heart of Hillhurst! Situated on an R-CG(Residential Grade-Oriented Infill) lot measuring 41x135 feet (12.50m x 41.15m), 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: **N/A**
 Property Listed By: **CIR Realty**

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











106 16 STREET NW
SQFT MEASUREMENTS PROVIDED BY GARBY 48
MAIN LEVEL (AG) - 930.77 Sq Ft / 86.67 m²
UPPER LEVEL (U3) - 726.34 Sq Ft / 67.37 m²
TOTAL ABOVE GRADE RMS SIZE - 1656.71 Sq Ft / 154.04 m²

Room dimensions from the floor plan:
- HALL: 10'0" x 10'0"
- DECK: 16'0" x 11'0"
- PORCH: 11'0" x 10'0"
- LIVING ROOM: 17'0" x 11'0"
- BREAKFAST ROOM: 12'0" x 11'0"
- KITCHEN: 10'0" x 11'0"
- MAIN OFFICE: 8'0" x 11'0"
- UPPER OFFICE: 12'0" x 11'0"
- LOWER OFFICE: 12'0" x 11'0"
- BATH: 5'0" x 7'0"
- CLOSET: 5'0" x 7'0"
- GARAGE: 8'0" x 24'0"
- GARAGE: 8'0" x 24'0"

Dimensions, fixtures and furniture are for display purposes only