

1603 16A Street, Calgary T2G3S6

11/20/24 MLS®#: A2180368 Area: Inglewood Listing List Price: **\$1,300,000**

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town: Calgary

Year Built: 2024 Abv Saft: Lot Information Low Sqft:

> 3,239 sqft Ttl Sqft: 1,974

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Back Lane, Back Yard, Rectangular Lot

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: **Forced Air**

Sewer:

Ext Feat: None **Cement Fiber Board, Wood Frame**

Finished Floor Area

1,974

DOM

<u>Layout</u>

5 (3 2)

3.5 (3 1)

2 Storey

2 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

62

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer

Int Feat: Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water Utilities:

Room Information

Level Level <u>Room</u> **Dimensions** <u>Room</u> **Dimensions** 2pc Bathroom Main 4`4" x 4`10" **Dining Room** Main 10'9" x 18'0" Kitchen 15`10" x 19`11" **Living Room** 12`7" x 15`4" Main Main

Mud Room Main 6`4" x 8`6" Furnace/Utility Room Main 4`4" x 6`2" 4pc Bathroom Second 4`11" x 10`3" 5pc Ensuite bath 8'4" x 11'10" Second **Bedroom** Second 10`3" x 12`5" **Bedroom** Second 12`5" x 11`10" Second 5`6" x 6`11" **Bedroom - Primary** 12`5" x 13`0" Laundry Second 3pc Bathroom Basement 4`11" x 11`2" **Bedroom Basement** 14`6" x 10`9" **Bedroom Basement** 11`2" x 13`6" **Game Room Basement** 14`7" x 17`9"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG

Legal Desc: 13380

Remarks

Pub Rmks: Welcome to your brand-new home in the heart of Inglewood! Here are five reasons why you'll love this property. 1) Modern Design: Recently completed, this home

boasts all the modern touches you'd expect in an inner-city infill, including air conditioning, built-in closets, upgraded appliances, and stylish lighting fixtures. 2)
Perfect for Entertaining: The open-concept main floor and expansive kitchen with ample counter space make hosting friends and family a breeze. 3) Flexible Living
Space: With four bedrooms and a versatile flex room in the basement, this space can easily transform into a gym, office, or a fifth bedroom to suit your needs. 4)
Peace of Mind: Enjoy restful nights with the security of a New Home Warranty. 5) Prime Location: Nestled on a quiet street in Inglewood, this home is just steps
from the Bow River pathway system and a short stroll to the shops, services, and live music on vibrant 9th Avenue. Come see why this property is the perfect place

to call home!

Inclusions: N/A

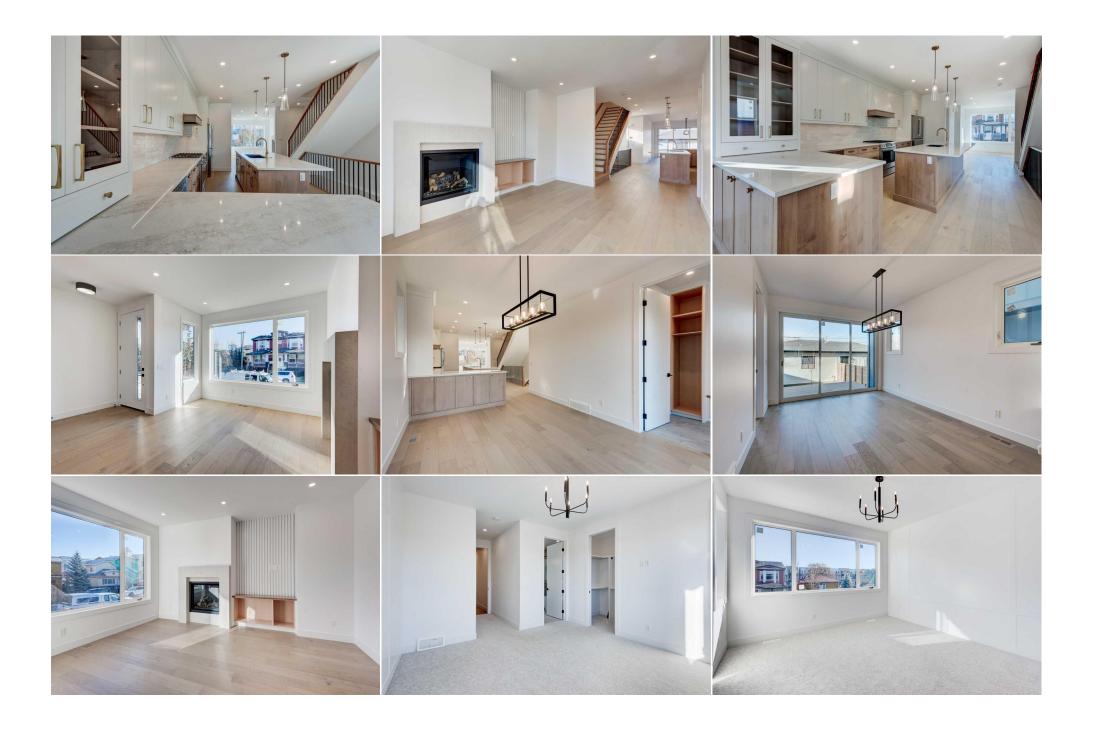
Property Listed By: Frid Realty

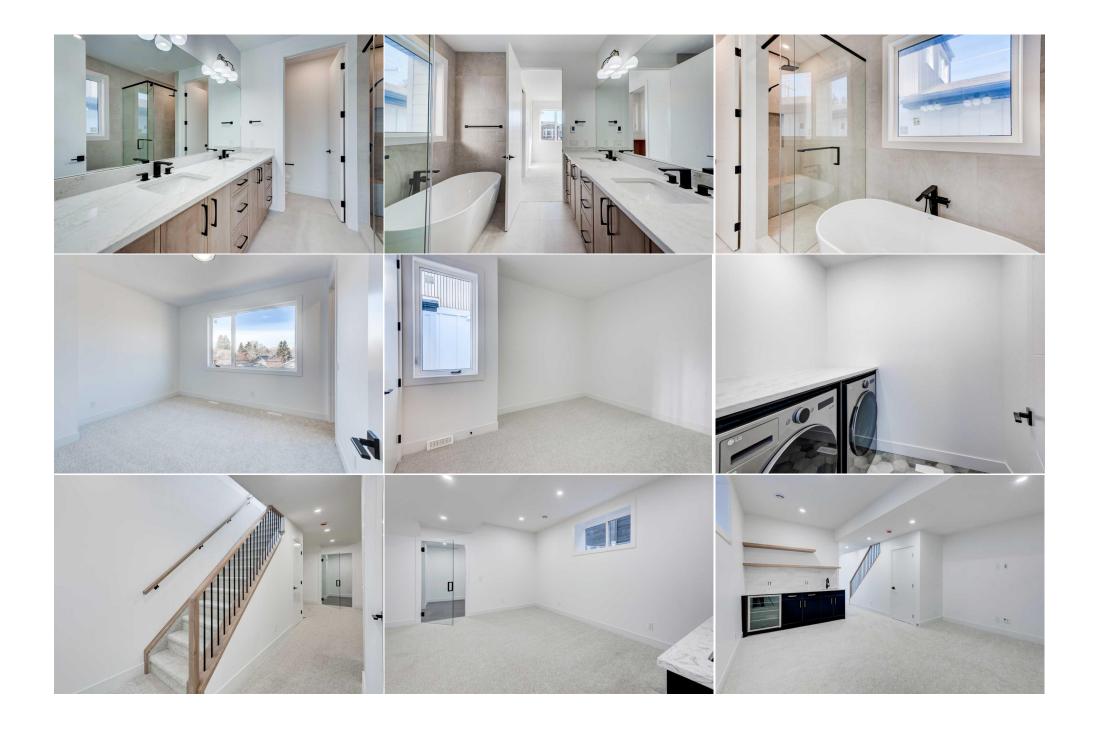
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

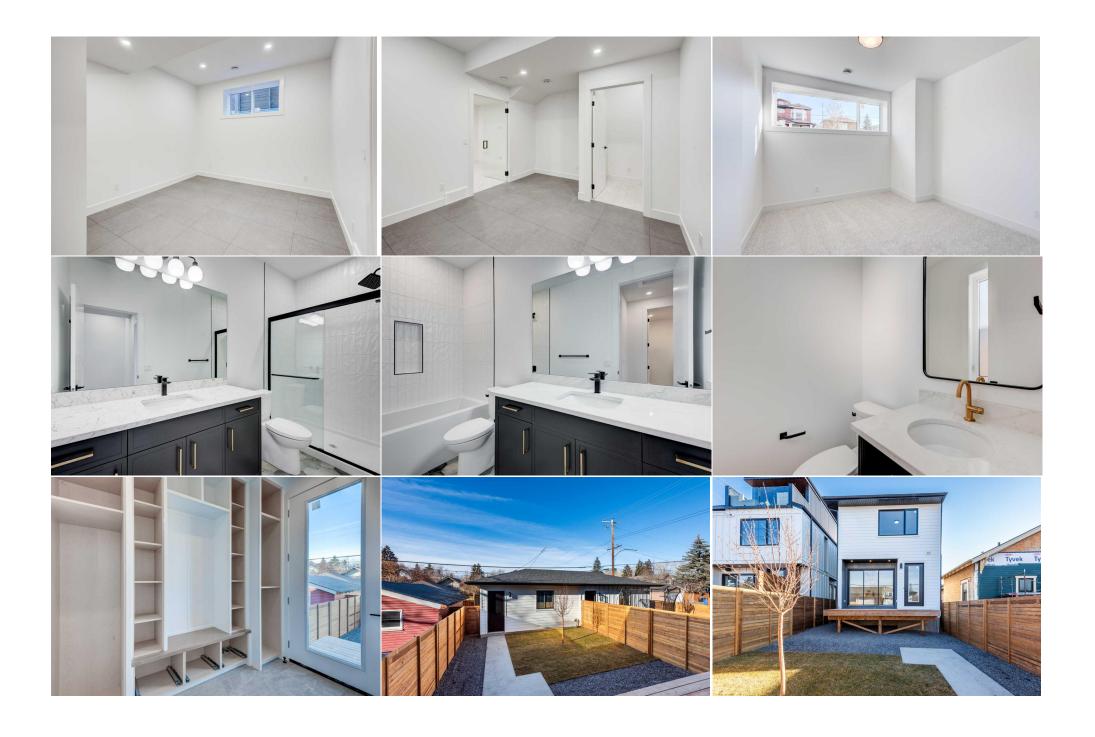














1603 16a St SE, Calgary, AB

Basement (Below Grade) Exterior Area 839.57 sq ft Interior Area 759.50 sq ft





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Main Floor Exterior Area 935.13 sq ft Interior Area 851.88 sq ft





1603 16a St SE, Calgary, AB

2nd Floor Exterior Area 1038.53 sq ft Interior Area 950.90 sq ft



