



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1603 16A Street, Calgary T2G3S6**

MLS® #: **A2180368**

Area: **Inglewood**

Listing Date: **11/20/24**

List Price: **\$1,300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,239 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,974**  
Low Sqft:  
Ttl Sqft: **1,974**

DOM

**1**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**  
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:

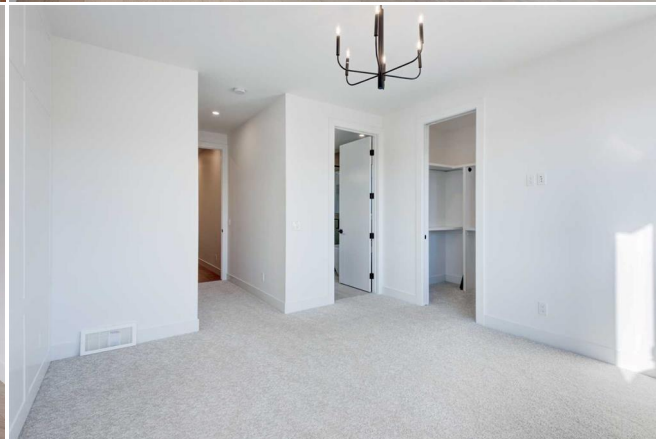
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`4" x 4`10"	Dining Room	Main	10`9" x 18`0"
Kitchen	Main	15`10" x 19`11"	Living Room	Main	12`7" x 15`4"
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	Second	8`4" x 11`10"
Bedroom	Second	10`3" x 12`5"	Bedroom	Second	12`5" x 11`10"
Laundry	Second	5`6" x 6`11"	Bedroom - Primary	Second	12`5" x 13`0"
3pc Bathroom	Basement	4`11" x 11`2"	Bedroom	Basement	14`6" x 10`9"

Bedroom	Basement	11`2" x 13`6"	Game Room Legal/Tax/Financial	Basement	14`7" x 17`9"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-CG</b>			
	<b>13380</b>		Remarks		
Pub Rmks:	<b>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!</b>				
Inclusions:	<b>N/A</b>				
Property Listed By:	<b>Frid Realty</b>				

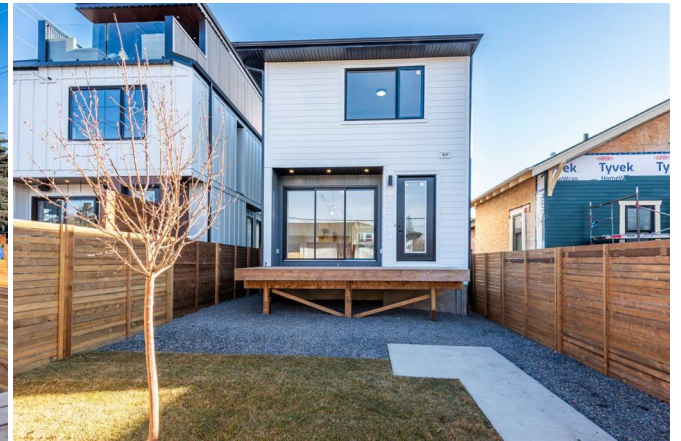
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















### 1603 16a St SE, Calgary, AB

Basement (Below Grade) Exterior Area 839.37 sq ft  
Interior Area 759.50 sq ft



PREPARED: 2024/1/17

White regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

### 1603 16a St SE, Calgary, AB

Main Floor Exterior Area 935.13 sq ft  
Interior Area 951.09 sq ft



PREPARED: 2024/1/17

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### 1603 16a St SE, Calgary, AB

2nd Floor Exterior Area 1039.53 sq ft  
Interior Area 959.90 sq ft



PREPARED: 2024/1/17

White regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.