

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

31
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	Basement	14`7" x 17`9"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **13380**

Zoning:
R-CG

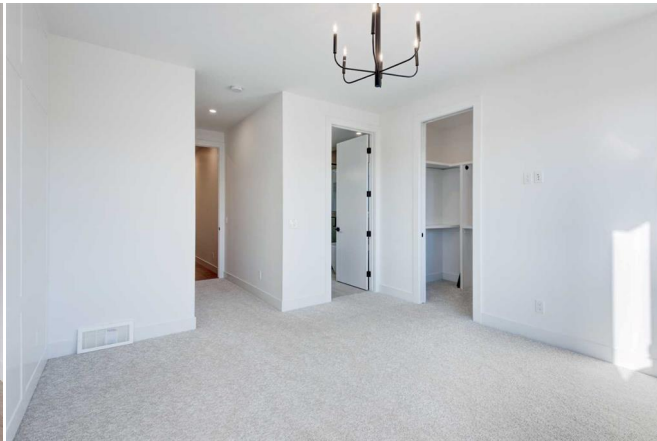
Remarks

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!**

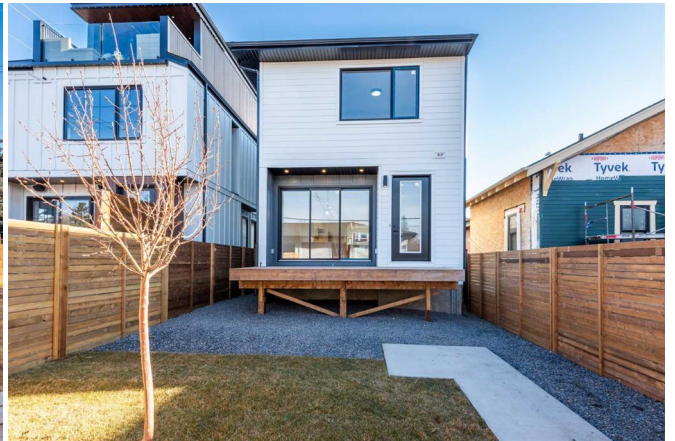
Inclusions:
 Property Listed By: **N/A**
Frid Realty

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 839.37 sq ft
Interior Area 798.00 sq ft



0 4 8 ft

PREPARED: 2024.11.17



While regions are excluded from total floor area in GUIDE 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 957.09 sq ft



0 4 8 ft

PREPARED: 2024.11.17



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1603 16a St SE, Calgary, AB

2nd Floor Exterior Area 1038.53 sq ft
Interior Area 959.90 sq ft



0 4 8 ft

PREPARED: 2024.11.17



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