



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

62

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
2pc Bathroom
Kitchen

Level
Main
Main

Dimensions
4` 4" x 4` 10"
15` 10" x 19` 11"

Room
Dining Room
Living Room

Level
Main
Main

Dimensions
10` 9" x 18` 0"
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: **N/A**
 Property Listed By: **Frid Realty**

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









