



1603 16A Street, Calgary T2G 3S6

MLS® #: **A2192069** Area: **Inglewood** Listing Date: **02/07/25** List Price: **\$1,300,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,239 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,972**
 Low Sqft:
 Ttl Sqft: **1,972**

DOM

15
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,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`9" x 15`4"	Dining Room	Main	10`11" x 14`4"
Kitchen	Main	23`6" x 12`0"	Bedroom - Primary	Upper	12`7" x 21`2"
Bedroom	Upper	12`6" x 12`0"	Bedroom	Upper	10`3" x 12`7"
Bedroom	Lower	14`8" x 11`0"	Bedroom	Lower	11`6" x 13`7"
Game Room	Lower	14`8" x 17`7"	2pc Bathroom	Main	
3pc Bathroom	Lower		4pc Bathroom	Upper	
5pc Ensuite bath	Upper				

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-CG

Legal Desc:

13380

Remarks

Pub Rmks:

Your brand new **DETACHED** home awaits on a **RARE 130' DEEP LOT** in the heart of Calgary's historic first neighbourhood! A **WEST-FACING BACKYARD** with downtown views to boot (Stampede pun intended)! Steps away from the shops, restaurants, Music Mile & Brewery District of bustling Inglewood. Accessibility to the Bow River pathway system, downtown & new entertainment district is unmatched. Modern touches meet timeless quality in this brand new home. Thoughtfully designed & expertly crafted, the open-concept main floor is anchored by a social kitchen - due to the deeper lot (therefore deeper house), there is room for both an island and a peninsula which provides an incredible amount of extra storage & counter space. Plus there is a proper walk-in pantry! Bosch appliances including 5-burner gas range. Enjoy your morning coffee in the east-facing front living room boasting a cozy gas fireplace with fluted surround. Have supper while the sun goes down in rear dining overlooking your west-facing backyard & wood deck. Amazing for families - the rear mud room with incredible millwork is your place to unload while staying organized :) Upstairs, you will love the bright primary with **TWO** walk-in closets (no more fighting for space!) and heavenly ensuite complete with private water closet, dual sink vanity, free-standing garden tub & tiled shower with bench & storage nook. The 2nd bedroom at the rear of the house is huge with massive windows overlooking downtown - an amazing spot for a home office or luxurious kids/guest room. Third bedroom, linen closet and nicely appointed laundry room round out the upper floor. In the basement, you'll find a spacious rec room, large 4th bedroom with enormous window (feels like you are above ground!), gorgeous full bath & a versatile flex room that could be an at-home gym, stylish office, or a 5th bedroom if needed. Kick back and watch the game or host your guests with a built-in wet bar. The basement has been roughed in for in-floor heat and central AC is included. This highly walkable location means you can often leave by foot or by bike but can still enjoy parking in your insulated & drywalled double garage (gas heater roughed in). Enjoy the peace of mind of a New Home Warranty in this already complete home, ready for its new owners! This home is currently designated for nearby Colonel Walker School for K-6, desirable Rideau Park K-9 and Western Canada High for 10-12 which includes IB curriculum. With **NO** flooding on this parcel in 2013 and flood mitigation measures in the house such as main floor mechanical, you can enjoy this incredible location so close to the Bow River pathways stress-free! There is a reason that so many Inglewood residents move in and never leave - the community feel, unbeatable amenities & central location create a sense of home. Make it **YOUR** home today! **OPEN HOUSE FEB 22 from 2:30-4:30!**
N/A

Inclusions:

Property Listed By:

Century 21 Bamber Realty LTD.

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











