



THE
A-TEAM

**RE/MAX
FIRST**

2321 16 Street, Calgary T2G 3R1

MLS®#: **A2196943**

Area: **Inglewood**

Listing Date: **02/27/25**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,973**

Low Sqft:

Ttl Sqft: **1,973**

DOM

0

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

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

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Vinyl Windows,Wet Bar,Wired for Data**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Title: **Fee Simple**
Legal Desc: **1894AC**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this stunning, one of a kind infill located on a quiet street with park in the heart of historic Inglewood. The clever design and floor plan of this home**

allow for generous room sizes bathed in natural light from the abundant oversized windows. You will appreciate the light finishes and overheight ceilings contributing to a wonderful sense of space and aesthetic flow. The practical orientation of the rooms enable a feeling of spaciousness yet allows for private areas as well. Modern fixtures and countless upgrades lend a sophisticated and luxurious feeling throughout. This 3 +1 bedroom and 3 1/2 bath home is exceptionally well appointed and includes extras like Gemstone brand lights on the exterior, central A/C, upgraded window treatments like remote operated blinds, plantation shutters and a Murphy bed for guests. You will enjoy the large lot with lots of yard space in the sunny west facing back yard, and a double garage to keep your cars warm. Please click through the photos for additional details of this exceptional home and call your favourite Realtor for your private showing.

Inclusions:

Property Listed By:

Murphy bed, nest thermostat, 2 remotes fr garage

RE/MAX Realty Professionals

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







