



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**624 16 Street, Calgary T2N 2C1**

MLS®#: **A2197551**

Area: **Hillhurst**

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

List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,221**

Low Sqft:

Ttl Sqft: **2,221**

Lot Information

Lot Sz Ar: **3,369 sqft**

Lot Shape:

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,Landscaped,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Soaking Tub,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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
Legal Desc: **1510695**

Zoning: **R-CG**

Remarks

Pub Rmks: **\*\*Open house Saturday March 1, from 2:30-4 pm\*\* Detached two story home in fantastic Hillhurst location walking distance to Queen Elizabeth School + close to the**

vibrant shops + restaurants shops of Kensington + the river pathway system. Easy access to downtown, U of C, SAIT, Calgary Winter club + hospitals. Built in 2014, this is a contemporary home with open concept design, 10 foot ceilings, wide planked hardwood flooring + stylish design features. The main floor offers a private office with barn doors, large informal dining room, chefs kitchen with dual islands, professional appliances + loads of cabinetry + cupboard space. Great room with gas ribbon fireplace is at the back of the house overlooking + with easy access to the backyard. Three bedrooms plus laundry room with Miele washer and dryer upstairs. The primary bedroom is very spacious + offers a lovely dressing room complete with Farrow & Ball paint, Herman Miller Saucer Bubble pendant, built ins as well as a luxury spa ensuite . The lower level is set up for family life with a media/rec room, flex area, guest bedroom + bath. This home is also equipped with a 17 panel solar microgeneration unit on the roof which greatly reduces the energy bills. A wonderful home!

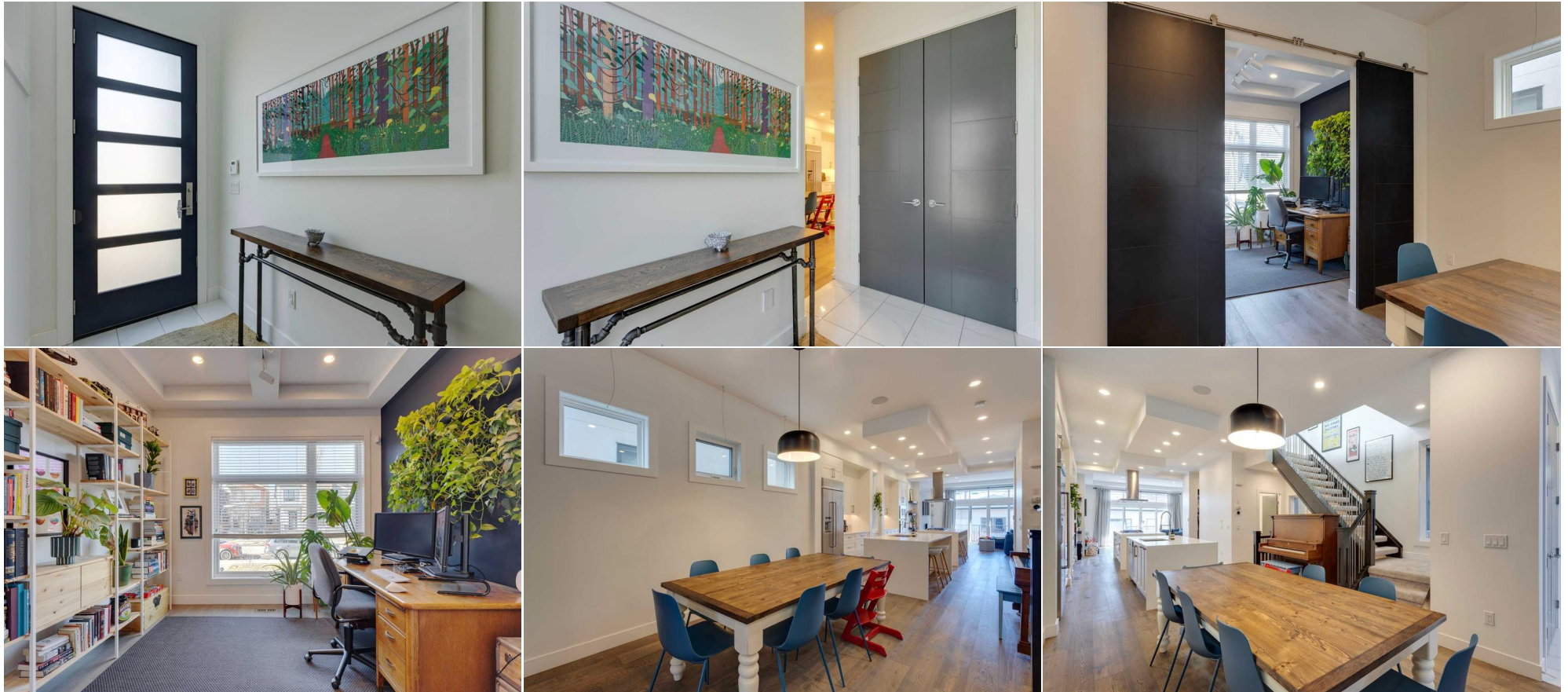
Inclusions:

Property Listed By:

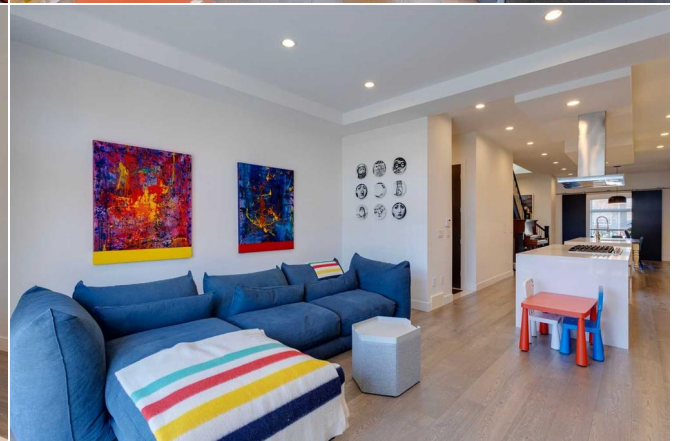
N/A

Real Estate Professionals Inc.

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

















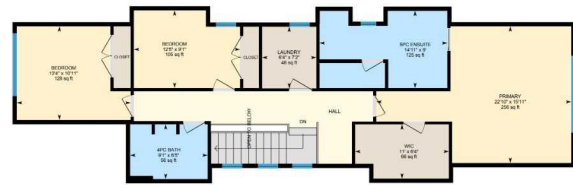
**624 16 St NW, Calgary, AB**

2nd Floor Exterior Area 1122.23 sq ft  
Interior Area 1031.81 sq ft  
Excluded Area 0.36 sq ft

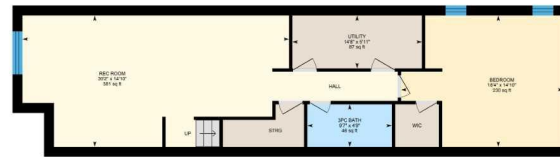


**624 16 St NW, Calgary, AB**

Basement (Below Grade) Exterior Area 1084.93 sq ft  
Interior Area 885.44 sq ft



PREPARED: 20250226



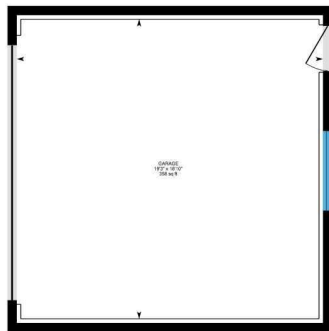
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**624 16 St NW, Calgary, AB**

Detached Garage Excluded Area 371.78 sq ft



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