



**GRASSROOTS**

REALTY GROUP

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**1623 16a Street SE  
Calgary, Alberta**

**MLS # A2283235**



**\$1,685,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,835 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** N/A

LUXURY DETACHED INFILL in the heart of INGLEWOOD! This impeccably crafted home blends contemporary elegance with thoughtful functionality, set in one of Calgary's most iconic inner-city communities. Just steps from the Bow River pathway system, Bow Habitat Station & Sam Livingston Fish Hatchery, schools, fitness facilities, parks, and the trendy shops, cafes, and restaurants along 9th Avenue—this location offers the ultimate urban lifestyle. Plus, enjoy walking-distance access to one of Calgary's top-rated daycares, making this home ideal for families. The main floor showcases soaring 10-foot ceilings, wide-plank hardwood flooring, and a stunning designer kitchen complete with quartz countertops and full-height cabinetry. A spacious modern office adds flexibility for work-from-home living. The inviting living room features a gas fireplace with custom millwork, oversized windows, and double sliding doors that open to the deck, landscaped backyard, and TRIPLE detached garage. Upstairs, the luxurious primary retreat includes heated floors, a steam shower, jacuzzi soaker tub, walk-in closet, and convenient access hatch to the adjacent laundry room. Two additional generous bedrooms share a Jack-and-Jill five-piece bathroom, completing the upper level. The fully finished basement offers a separate side entrance and a LEGAL suite registered with the City of Calgary. This bright and spacious space includes a full kitchen, large living/recreation area, two bedrooms, a full bathroom, oversized laundry room, and abundant storage—ideal for long-term rental, short-term rental/Airbnb (subject to City of Calgary regulations and licensing), or multigenerational living. The basement features upgraded flooring for a fresh, modern finish. Additional highlights include EV charger rough-in in the triple garage, water softener, full

home security system with security cameras, brand new hot water tank, and full furnace service completed in December 2025. A rare opportunity to own a high-end inner-city home with exceptional income potential in one of Calgary's most desirable neighborhoods.