



2741 16A Street SE
Calgary, Alberta

MLS # A2308563



\$995,000

Division:	Inglewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,941 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, No Neighbours E		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully maintained half duplex in the heart of Inglewood, tucked away on a quiet street close to the bird sanctuary and surrounded by one of Calgary's most beloved inner-city communities. Built in 2014, this modern home offers a thoughtful layout, elevated finishes, and a true sense of pride of ownership throughout. Upon entry, you are welcomed by a grand open staircase that serves as a stunning architectural feature and sets the tone for the home. The main floor is designed for both everyday living and entertaining, featuring 9 ft ceilings, hardwood floors, and a beautiful dual-sided gas fireplace separating the spacious dining room and living area. The dining room is a standout space with custom cabinetry and a built-in bench, creating the perfect setting for hosting family and friends. The large kitchen overlooks the west-facing backyard and is both stylish and highly functional, featuring premium JennAir appliances, an oversized island with seating for 5—and 6, and plenty of room to gather with family and friends. A functional mudroom with built-in bench seating and storage adds everyday convenience, while the magnetic wall across from it is a charming and practical touch for kids's artwork, Christmas cards, and keeping the fridge clean. Upstairs, the beautiful primary retreat features vaulted ceilings, a walk-in closet with custom floor-to-ceiling shelving and cabinetry, and a luxurious ensuite complete with a large soaker tub and oversized steam shower. Two additional bedrooms, a full bathroom, and an upper laundry room with storage complete the second level. The lower level offers even more living space with a media/TV room featuring built-in speakers and a roughed-in area for a future dry bar. A fourth bedroom and full bathroom make this level ideal for guests, older children, or additional flexible living space. Outside, enjoy the

west-facing backyard with a large stamped concrete patio designed to look like wood boards, plus a double detached garage. Additional features include a water softener, newer sump pump, and newer hot water tank. A beautifully cared-for home in an exceptional Inglewood location; modern, functional, and full of thoughtful details.