



GRASSROOTS
REALTY GROUP

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1412 16A Street NE
Calgary, Alberta

MLS # A2310107



\$825,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,491 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Garage Faces Rear, Heated Garage, Insula		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: TOTAL OF (2 Fridge, 2 Stove, 2 Dishwasher, 2 Washer, 2 dryer, 2 Wine Fridge)

Open House Cancelled Location, quality, and lasting performance come together in this exceptional executive bungalow, just 15 minutes from downtown. Offering over 2,300 sq ft of living space, this home stands apart from typical renovations by focusing on what matters behind the walls as much as what you see. The main floor welcomes you with a bright open-concept layout, hardwood flooring, and a custom kitchen designed for both function and style, complete with granite countertops, a large island, and quality cabinetry. Thoughtful details like LED lighting, custom millwork, crown moulding, and built-in storage bring a sense of cohesion and craftsmanship throughout and those aesthetic details are a paired with the renovation of exterior walls that were rebuilt to 2x6 construction with R20 insulation, creating a quieter, more comfortable home with noticeably improved energy efficiency and structural strength. Three spacious bedrooms include a well-appointed primary suite with walk-in closet and ensuite, along with the convenience of main floor laundry. Downstairs, the fully developed lower level offers flexibility for changing needs, with two additional bedrooms, a full bath, a large recreation space, and a second kitchen that works well for extended family or private living arrangements. Recent mechanical upgrades add further peace of mind, including a high-efficiency Lennox furnace installed in 2024, central air conditioning, and a newer hot water tank. Additional improvements such as updated windows, new patio doors, and a permitted deck and hot tub continue the theme of careful, well-executed investment in the home. Step outside to a west-facing outdoor living space where you can take in mountain and downtown views, or unwind in the private backyard. The heated and insulated TRIPLE garage, along with RV parking and added street

parking, offers a level of functionality that's increasingly hard to find. This is a home built and maintained with intention, where quality materials, thoughtful upgrades, and enduring performance create a property that's solid, comfortable, and truly different from the rest. Don't wait, call for your private viewing today!!