



GRASSROOTS
REALTY GROUP

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1644 16 Street SE
Calgary, Alberta

MLS # A2337056



\$875,000

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	803 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Low Maintenance Landscape, Paved, Private, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, French Door, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: na

AMAZING VALUE! Located on a beautifully treelined street in the desirable community of Inglewood, this move in ready bungalow features four bedrooms, two bathrooms, and over 1,550 sq/ft of developed living space on a generous 5,200 sq/ft lot. With over \$130,000 in renovations completed in recent years, this home is turn key for it's next owners. Arriving at the home you'll immediately notice the charming exterior with a front porch featuring a swing making it the perfect setting for a morning coffee or evening drink. Inside, the living room welcomes you with refinished hardwood floors that shine as natural light pours through the updated windows, complemented by the 9ft ceilings throughout the main floor. Off the living room is the dining area, which leads into the updated kitchen featuring stainless steel appliances and quartz countertops. The main floor includes your primary bedroom, a secondary bedroom that could be utilized as a den/office and a four-piece bathroom. The fully finished basement has a rec space/family room, two additional bedrooms, a three-piece bathroom and a laundry room. Outside, the private backyard oasis, featuring a two-tiered deck, is perfect for spending time with friends and family while offering plenty of room for children to play. There is a double-car garage and an additional third parking space. Residents will also benefit from permitted street parking. The location is within walking distance of downtown, local shops, restaurants, and coffee shops. It is also conveniently situated near schools, the zoo, the river, and various parks. Upgrades in the last few years include: Home and garage roof, windows, kitchen countertops and appliances, refinished original hardwood floors, hot water tank, electrical, light fixtures, plumbing fixtures and more!

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