



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2333 16 Street SE
Calgary, Alberta

MLS # A2339879



\$629,900

Division:	Inglewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	918 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Refrigerator, Stove and Hood Fan in Basement

RARE OPPORTUNITY in the highly desirable inner-city community of Inglewood! This updated 1981 home offers a unique combination of CHARACTER, FUNCTIONALITY AND LOCATION, with 2 bedrooms on the main floor plus an ILLEGAL SUITE in the basement with 1 bedroom, a den and a shared laundry. The main floor is filled with NATURAL LIGHT thanks to the LARGE WINDOWS and retains the charm that makes Inglewood so distinctive. The spacious living room features a cozy window seat and built-ins, while the generously sized dining area easily accommodates a family-sized dining set. The UPDATED KITCHEN offers QUARTZ COUNTERTOPS, a NEW STAINLESS-STEEL SINK and a trendy SAGE-GREEN TILE BACKSPLASH. New wide-plank LUXURY VINYL flooring flows throughout the main level. The spacious master bedroom has plenty of room for a king-sized bed, while the second bedroom is also generously sized. Both bedrooms share a gorgeous FULLY RENOVATED main bathroom featuring a QUARTZ countertop and stylish tub/shower surround. Stairs from the main floor lead to the lower level SHARED LAUNDRY. The lower level features an open living/dining area and kitchen with oversized windows, while trendy flooring continues throughout. The spacious bedroom offers lots of closet space, and the additional den provides an extremely useful flex space - even possible to use as a child's bedroom. A full bathroom and shared laundry room complete the lower level. The front and back yards feature NEW SOD, there is a private deck at the back complete with a gas line for your bbq. Enjoy a quiet, tree-lined street with a mix of original homes and newer infills. The home also offers the benefit of long-time neighbors who are friendly and always willing to lend a helping hand. One neighbour is an antique dealer and collector who also restores

classic cars, adding to the unique character of this special street. THE LOCATION IS EXCEPTIONAL! The off-leash dog park, Inglewood Community Association, Inglewood Bird Sanctuary, pump track, community garden, and extensive walking trails are all nearby. Inglewood is one of Calgary's most distinctive inner-city communities, established in 1875 and rich in history. Located along the Bow and Elbow Rivers just east of the downtown core, the community is a unique blend of historic homes, beautifully renovated properties and modern infills. At the heart of Inglewood, you'll find an eclectic mix of shops, caf  s, restaurants and music venues, along with a vibrant arts and cultural scene. The community is perhaps best known for the Inglewood Bird Sanctuary, Pearce Estate Park and Harvie Passage, with approximately 4km of walking paths along the Bow River. It is highly walkable, while downtown is only minutes away and Deerfoot Trail and other major routes are easily accessible. This is your opportunity to enjoy an inviting, updated home while embracing the character, community, and lifestyle of one of Calgary's most sought-after inner-city neighbourhoods.