



GRASSROOTS
REALTY GROUP

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2741 16A Street SE
Calgary, Alberta

MLS # A2344768



\$899,900

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 B		

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: Speakers in Media Room, Ceiling Fan (s)

OPEN HOUSE, Saturday + Sunday (1-3pm) Enjoy downtown Calgary skyline views from your primary retreat, then end your day watching the sunset from your private west-facing backyard. Tucked into a QUIETER POCKET of INGLEWOOD, this BEAUTIFULLY MAINTAINED contemporary home offers 2,867 SqFt of FULLY DEVELOPED LIVING SPACE, combining striking design, exceptional outdoor living and THOUGHTFUL UPGRADES THROUGHOUT. A DRAMATIC OPEN STAIRCASE creates an impressive first impression, while 9 FOOT CEILINGS, HARDWOOD FLOORING and a DOUBLE-SIDED GAS FIREPLACE connect the spacious living and dining areas. CUSTOM CABINETRY and BUILT-IN BENCH SEATING with HIDDEN STORAGE add both character and functionality to the dining space, making it equally suited to everyday family life and entertaining. At the heart of the home, the generous kitchen overlooks the WEST-FACING BACKYARD and features JENNAIR APPLIANCES, abundant cabinetry and an OVERSIZED ISLAND with seating for 5–6 people, creating a natural gathering place for friends and family while overlooking the backyard. A FUNCTIONAL MUDROOM with BUILT-IN SEATING and STORAGE adds everyday convenience. Upstairs, the primary retreat is a true standout. Enjoy DOWNTOWN CALGARY SKYLINE VIEWS from the comfort of your bedroom, along with a VAULTED CEILING, CUSTOM WALK-IN CLOSET and SPA-INSPIRED ENSUITE featuring a DEEP SOAKER TUB and OVERSIZED STEAM SHOWER. Two additional bedrooms, a full bathroom and CONVENIENT UPPER-FLOOR LAUNDRY complete the level. The PROFESSIONALLY FINISHED BASEMENT offers exceptional flexibility with a MEDIA ROOM featuring BUILT-IN SPEAKERS, a ROUGHED-IN DRY BAR area,

FOURTH BEDROOM and full bathroom, ideal for guests, a home office, multigenerational living, older children or growing families. Outside, the west-facing backyard was designed to be enjoyed. A LARGE STAMPED CONCRETE PATIO, MATURE LANDSCAPING, EXTENDED FENCING and PERMANENT OUTDOOR LIGHTING create an inviting outdoor space perfect for entertaining, relaxing and enjoying Calgary's spectacular evening sunsets. The property is completed by a DOUBLE DETACHED GARAGE with convenient rear lane access. Thoughtful upgrades throughout the home include ENHANCED SOUNDPROOFING, EXTENDED WINDOWS that fill the interior with natural light, CENTRAL VACUUM, WATER SOFTENER, NEWER HOT WATER TANK, NEWER SUMP PUMP and a recently serviced furnace. Set in a quieter pocket of Inglewood with CONVENIENT ACCESS TO DOWNTOWN, this location offers the best of both worlds: nearby pathways, parks, restaurants, caf  s, breweries and live music venues, while maintaining a PEACEFUL RESIDENTIAL FEEL. One of the unique advantages of this property is the added sense of space and privacy. The open outlook, mature trees and ABUNDANT STREET PARKING create a quieter streetscape with fewer neighbouring sightlines and less day-to-day congestion than is often found on inner-city blocks. The photos capture the home beautifully, but the natural light, views and sense of space are BEST APPRECIATED in PERSON.