



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1640 16 Street SE
Calgary, Alberta

MLS # A2350781



\$1,800,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,894 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Street Lighting		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco, Veneer	Zoning:	R-CG
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Smart Home, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	Includes three dishwashers, two bar fridges, and two sets of washers and dryers, Kinetico water treatment system, Ghroe water purification system, Gem Stone light controller, 2xSonos sound system controllers, Herdio sound system		

Open House Saturday October 17th 1-3PM

EXCEPTIONAL CRAFTSMANSHIP. TIMELESS DESIGN.

A HOME UNLIKE ANY OTHER. Some homes simply need to be experienced in person to be fully appreciated. Discover this custom-built residence in historic Inglewood, offering over 4,200 sq. ft. of developed living space and exceptional craftsmanship throughout. Built with insulated concrete forms (ICF) from foundation to roofline, the home features hydronic in-floor heating, an elevator serving all levels, central air conditioning, Gemstone exterior lighting and a heated, insulated triple detached garage. Inside, soaring ceilings, rich hardwood floors and custom millwork create a warm, sophisticated atmosphere, while thoughtfully positioned windows invite abundant natural light throughout. A front office welcomes you near the entrance, while the main floor opens into generous living, dining and kitchen spaces designed for comfort and entertaining. The chef-inspired kitchen features granite countertops, premium appliances including a built-in Miele coffee machine, steam oven, wall oven and dishwasher, two full-size refrigerators with freezer compartments, an oversized island, extensive cabinetry and a pantry. Patio doors lead to the landscaped backyard, while a separate side entrance opens to a mudroom with sink and cabinetry. A powder room completes the main level. Upstairs, two beautifully appointed bedroom suites offer privacy and comfort. The primary retreat features a tray ceiling, custom walk-through dressing room with built-ins and direct access to the laundry room. Its luxurious 5-piece ensuite features a steam shower, air-jet soaker tub and an expansive vanity with dual sinks. The second bedroom offers a custom walk-in closet and private 4-piece ensuite with an air-jet tub. An open bonus room, originally designed as a third

bedroom, offers flexibility for a future bedroom or additional living space, subject to required approvals. An upper-level beverage centre with sink, bar refrigerator, dishwasher and custom cabinetry adds convenience. The fully finished lower level offers two additional bedrooms, a spacious family and recreation room, fitness area, full bathroom, custom wet bar, additional laundry and abundant storage. An ideal space for guests, family and entertaining. Outside, landscaped grounds feature an expansive composite deck, patio and multiple seating areas. Other highlights include 200-amp electrical service, central vacuum, integrated ceiling speakers, skylights, upgraded insulation and wider hallways and doorways for enhanced accessibility. Located in historic Inglewood, winner of the Canadian Institute of Planners' 2014 Great Neighbourhood Grand Prize and recognized among Canada's coolest neighbourhoods by Maclean's in 2026, this exceptional home is steps from the Bow River pathways, parks, boutique shops, acclaimed restaurants and local breweries. A rare combination of exceptional craftsmanship,