



1603 16A Street Calgary Alberta

\$1,300,000

Your brand new DETACHED home awaits on a RARE 130' DEEP LOT in the heart of Calgary's historic first neighbourhood! A WEST-FACING BACKYARD with downtown views to boot (Stampede pun intended)! Steps away from the shops, restaurants, Music Mile & Brewery District of bustling Inglewood. Accessibility to the Bow River pathway system, downtown & new entertainment district is unmatched. Modern touches meet timeless quality in this brand new home. Thoughtfully designed & expertly crafted, the open-concept main floor is anchored by a social kitchen - due to the deeper lot (therefore deeper house), there is room for both an island and a peninsula which provides an incredible amount of extra storage & counter space. Plus there is a proper walk-in pantry! Bosch appliances including 5-burner gas range. Enjoy your morning coffee in the east-facing front living room boasting a cozy gas fireplace with fluted surround. Have supper while the sun goes down in rear dining overlooking your west-facing backyard & wood deck. Amazing for families - the rear mud room with incredible millwork is your place to unload while staying organized :) Upstairs, you will love the bright primary with TWO walk-in closets (no more fighting for space!) and heavenly ensuite complete with private water closet, dual sink vanity, free-standing garden tub & tiled shower with bench & storage nook. The 2nd bedroom at the rear of the house is huge with massive windows overlooking downtown - an amazing spot for a home office or luxurious kids/guest room. Third bedroom, linen closet and nicely appointed laundry room round out the upper floor. In the basement, you'll find a spacious rec room, large 4th bedroom with enormous window (feels like you are above ground!), gorgeous full bath & a versatile flex room that could be an at-home gym, stylish office, or a 5th bedroom if needed. Kick back and watch the game or h...

Bedroom 14.67 Ft x 11.00 Ft

Bedroom 11.50 Ft x 13.58 Ft

Recreational, Games room 14.67 Ft x 17.58 Ft

3pc Bathroom Measurements not available

Living room 12.75 Ft x 15.33 Ft

Dining room 10.92 Ft x 14.33 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.58 Ft x 21.17 Ft

Bedroom 12.50 Ft x 12.00 Ft

Bedroom 10.25 Ft x 12.58 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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