



1612 16A Street Calgary Alberta

\$1,595,000

For more information, please click Brochure button. Experience a charming newly constructed single-family home in the heart of historic Inglewood. This single-family detached home blends heritage charm with an upscale, modern design. The property delivers 4 bedrooms, 3.5 bathrooms, and nearly 3,000 sf of stylish livable space which includes a fully finished basement and a tranquil backyard Carriage Suite nestled in the trees. Step inside to discover 9' ceilings, rich white oak flooring, and refined tile accents throughout. The open-concept main floor features a chef-inspired kitchen with a massive 12' island, high-end appliances, a 6-burner gas cooktop with pot filler, flip-up upper cabinets, and a built-in wine/beverage fridge. The adjoining dining space overlooks the backyard through 8' wide glass sliding doors to a sun-soaked patio--perfect for indoor-outdoor living. The primary bedroom upstairs is a true retreat with custom built-ins, a spa-style ensuite with a floating tub, walk-in shower, and private water closet. The rest of the upper floor includes two more bedrooms, a full bathroom, and convenient upper-level laundry. The fully developed basement adds a spacious living area, wet bar, fourth bedroom, full bath, and generous storage. Adding exceptional value to this property is the Carriage Suite--a peaceful, tree-lined hideaway with just under 500 sf livable space it offers a full kitchen with island, separate bedroom, full bath, in-suite laundry, and private access--ideal for guests, extended family, or rental income. Still in its final stages, the front and backyard landscaping will feature cedar fencing, creating a cozy yard with a double-car garage, sod, and added privacy. Don't miss this rare opportunity to own a beautiful, potentially income-generating property within walking distance of schools, parks, river pathways, and boutique shops in one of Calgary...

Primary Bedroom 14.00 Ft x 16.00 Ft

Bedroom 14.00 Ft x 11.00 Ft

Bedroom 12.75 Ft x 10.33 Ft

Office 7.33 Ft x 4.00 Ft

Dining room 7.33 Ft x 4.00 Ft

5pc Bathroom 12.00 Ft x 8.67 Ft

Media 20.00 Ft x 14.50 Ft

Bonus Room 15.50 Ft x 11.00 Ft

Storage 14.00 Ft x 3.25 Ft

Storage 5.33 Ft x 3.33 Ft

3pc Bathroom 10.33 Ft x 5.00 Ft

Kitchen 19.00 Ft x 12.33 Ft

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Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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4pc Bathroom 9.50 Ft x 5.00 Ft
Bedroom 11.00 Ft x 10.33 Ft
Laundry room 8.00 Ft x 5.50 Ft
Other 7.67 Ft x 5.33 Ft

Living room 15.00 Ft x 11.50 Ft
Dining room 19.33 Ft x 11.00 Ft
Other 8.17 Ft x 6.50 Ft