



1111 16A Street Calgary Alberta

\$4,398,000

OPEN HOUSE, Sunday, July 6th 4PM-6PM. Introducing The Glasshaus -- a rare and remarkable offering in Calgary's coveted Briar Hill. Perched on a prime ridge lot with panoramic views from east to west and bordered by protected green space, this home offers iconic architecture, privacy, and distinction rarely found in the inner city. Reimagined from the studs with nearly \$3 million in upgrades -- including new electrical, plumbing, HVAC, triple-pane windows, and custom structural reengineering -- The Glasshaus is a seamless expression of comfort, functional beauty, refined living, and purposeful minimalism. Smooth stucco, brick detailing, and composite wood-look siding wrap the exterior in a sophisticated, warm-modern finish. Gaulhofer triple-pane windows from Austria, paired with a solar film, provide exceptional energy efficiency, sound attenuation, and soft natural light throughout the day. The entry opens to a 19-foot foyer anchored by the sculptural Apparatus Studio "Cloud" chandelier, floating beneath an architectural window and setting the tone for the artful design within. Airy living spaces flow around a dramatic, climate-controlled glass wine cellar, the centerpiece of the home. The Italian Pedini kitchen -- with integrated Miele appliances, a curved quartz island, Matthew McCormick pendants, and handle-free cabinets -- is a functional space for those with a passion for culinary arts. Finishes include Spanish hardwood flooring, Italian tile, and New Zealand wool carpet. A Control4 system manages lighting, blinds, audio, video, temperature, intercom, and security. Bowers & Wilkins speakers deliver rich sound throughout. The main level also includes a soundproof office with custom millwork and leather upholstery, a designer powder room, and laundry with quartz surfaces and smart storage. The architecturally striking, curved stairwell leads to the upper level ...

Recreational, Games room 36.25 Ft x 22.50 Ft
Other 9.67 Ft x 14.33 Ft
Wine Cellar 6.33 Ft x 12.25 Ft
Exercise room 13.50 Ft x 23.17 Ft
3pc Bathroom Measurements not available
Living room 19.00 Ft x 14.42 Ft

Foyer 8.08 Ft x 7.25 Ft
Laundry room 7.00 Ft x 7.83 Ft
2pc Bathroom Measurements not available
Primary Bedroom 32.58 Ft x 17.25 Ft
Bedroom 21.25 Ft x 15.00 Ft
Bedroom 18.50 Ft x 15.58 Ft

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Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central



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Dining room	21.42 Ft x 13.25 Ft	Bedroom	13.83 Ft x 16.50 Ft
Family room	12.92 Ft x 15.25 Ft	Other	20.83 Ft x 8.33 Ft
Kitchen	14.17 Ft x 20.33 Ft	5pc Bathroom	Measurements not available
Office	14.33 Ft x 12.25 Ft		