



1612 16A Street Calgary Alberta

\$1,450,000

CARRIAGE HOUSE | Experience modern luxury and timeless charm in this brand-new, boutique-built home by a talented Calgary builder, ideally located in the heart of historic Inglewood, one of the city's most vibrant and walkable neighbourhoods known for its river pathways, eclectic boutiques, breweries, art galleries, and music venues. Offering over 3,400 sqft of total stunningly finished living space across a 1,998 sqft 2-storey layout, plus a fully developed basement and a serene, tree-lined legal carriage house over a heated double garage, this home blends high-end function with stylish form. Step inside to soaring 9' ceilings on all 3 levels, 8' solid core doors, white oak engineered hardwood, and sophisticated tile work throughout. The open-concept main floor impresses with a chef-inspired kitchen featuring walnut cabinetry, quartz counters with a Calcutta Flash finish, 12' island with a one-of-a-kind walnut insert, high-end Jenn Air and Asko appliances, pot filler, hidden microwave drawer, wine and beverage coolers, and flip-up upper cabinets. The spacious dining area opens through 8'-wide sliding doors to a sunny 8x8 Duradek-covered patio, fully landscaped yard, and cedar fencing - ideal for indoor-outdoor entertaining. The living room on the main floor features a modern electric fireplace with colour change options and heat. Upstairs, the vaulted-ceiling primary suite feels like a retreat, complete with built-in wardrobes, oak cabinetry, dual sinks, a freestanding tub, large tiled shower, in-floor heat, and private water closet. Two additional bedrooms, a full bathroom with heated floors, office nook, & convenient laundry with Electrolux steam appliances and cabinetry complete the level. The basement offers a large rec room with a wet bar and drink fridge, 4th bedroom, full bathroom with heated floors, and ample storage. Adding exceptional value is the legal ...

3pc Bathroom 4.92 Ft x 10.33 Ft

Bedroom 11.67 Ft x 12.42 Ft

Other 5.17 Ft x 7.75 Ft

Recreational, Games room 14.58 Ft x 35.33 Ft

Furnace 5.75 Ft x 3.25 Ft

2pc Bathroom 4.67 Ft x 4.92 Ft

Furnace 4.58 Ft x 6.92 Ft

Other 6.50 Ft x 8.83 Ft

4pc Bathroom 4.92 Ft x 9.42 Ft

5pc Bathroom 8.42 Ft x 11.92 Ft

Bedroom 18.00 Ft x 11.00 Ft

Bedroom 10.33 Ft x 14.92 Ft

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Listing Presented By:



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Dining room 11.08 Ft x 21.17 Ft
Foyer 5.08 Ft x 9.08 Ft
Kitchen 16.08 Ft x 19.08 Ft
Living room 12.75 Ft x 15.08 Ft

Laundry room 5.67 Ft x 8.17 Ft
Primary Bedroom 15.67 Ft x 14.83 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft