



2217 16 Street Calgary Alberta

\$775,000

OPEN HOUSE SATURDAY, SEPTEMBER 20TH FROM 1-3 PM. Located in historic Inglewood, this absolutely charming 3 bedroom home offers over 2100 sq ft of developed living space & is situated on a 25'x130' lot on a lovely tree-lined street. The main level presents hardwood floors & 9' ceilings, showcasing a front living room that transitions to the kitchen that's tastefully finished with granite counter tops, island/eating bar, plenty of storage space (including pantry), stainless steel appliances & casual dining area. A family room with corner feature fireplace is open to the kitchen, creating a perfect space for family time or entertaining. The second level hosts 3 bedrooms & a 4 piece main bath. The primary bedroom boasts a walk-in closet & private 3 piece ensuite. Basement development includes a recreation/media room, flex space (great for a home office setup or home gym area), laundry & is roughed in for a bathroom. Other notable features include central air conditioning, a nicely landscaped front yard with roomy porch & SUNNY WEST BACK YARD with large deck & access to the double detached garage. The premier location can't be beat - close to tranquil Inglewood Bird Sanctuary, Bow River pathways, the Calgary Zoo, Crossroads Market, Inglewood Golf & Curling Club, restaurants, cafes, schools, shopping, public transit & is just minutes to the downtown core. (id:6769)

Other 10.42 Ft x 10.75 Ft

Recreational, Games room 14.83 Ft x 13.67 Ft

Laundry room 3.83 Ft x 7.08 Ft

Furnace 6.58 Ft x 12.42 Ft

Roughed-In Bathroom Measurements not available

Kitchen 10.50 Ft x 13.25 Ft

Dining room 7.33 Ft x 8.00 Ft

Living room 11.50 Ft x 13.33 Ft

Family room 16.00 Ft x 12.00 Ft

Foyer 4.25 Ft x 5.67 Ft

2pc Bathroom Measurements not available

Primary Bedroom 16.83 Ft x 12.83 Ft

Bedroom 9.17 Ft x 8.08 Ft

Bedroom 10.58 Ft x 11.00 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Other 5.00 Ft x 6.50 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca