



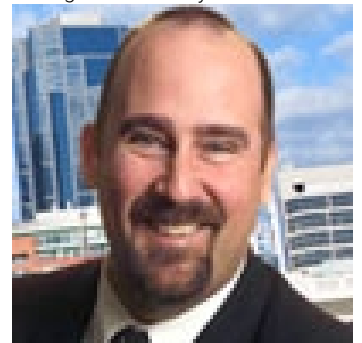
# 1116 16 Street Calgary Alberta

\$999,000

Situated snugly between Houndsfield Heights Park and Briar Hill off-leash Park, this residence graces a 50 x 165' lot, presenting breathtaking vistas of the city skyline. Impeccably updated and maintained, the home is move-in ready, or you have the option to craft your dream home on this extraordinary plot. Currently tenant-occupied, it also serves as a promising investment property! Upon entry, you're greeted by an inviting open kitchen and dining space, bathed in natural light streaming through abundant large windows. The kitchen boasts stainless steel appliances, including a gas range. The living room extends onto a spacious deck overlooking the park, a perfect setting for relishing evening sunsets. Completing the main floor is a bedroom and bathroom. Journeying to the upper level reveals two more generously proportioned bedrooms. The basement, offering walkout access to the garage, houses an expansive recreation room spanning approximately 500 sq. ft., a fourth bedroom, a bathroom, and ample storage. The vast backyard is adorned with a deck, mature trees, and shrubs, evoking a serene park-like ambiance. This exceptional inner-city locale is surrounded by amenities such as the North Hill Shopping Centre, SAIT, the Jubilee Auditorium, several schools, the West Hillhurst Community Association, the Hillhurst Sunnyside Community Association, and numerous parks. Conveniently positioned, it's less than a 10-minute drive to downtown and a mere 10-minute walk to the Lions Park CTrain station. (id:6769)

- Bedroom 11.33 Ft x 13.58 Ft
- Primary Bedroom 14.17 Ft x 13.50 Ft
- 3pc Bathroom 5.58 Ft x 12.83 Ft
- Bedroom 7.42 Ft x 12.83 Ft
- Recreational, Games room 29.25 Ft x 16.92 Ft
- Storage 6.50 Ft x 3.92 Ft
- Furnace 11.50 Ft x 12.83 Ft
- 4pc Bathroom 5.25 Ft x 9.25 Ft
- Bedroom 8.42 Ft x 12.25 Ft
- Dining room 9.08 Ft x 11.67 Ft
- Foyer 10.50 Ft x 11.67 Ft
- Kitchen 11.50 Ft x 15.75 Ft
- Living room 11.75 Ft x 12.00 Ft

Listing Presented By:



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