



# 1420 16A Street Calgary Alberta

\$799,900

2 ILLEGAL BASEMENT SUITES | FULLY RENOVATED | 7 BEDS + 4 BATHS | BACKING ON TO GREEN SPACE | DOWNTOWN SKYLINE VIEWS | REVERSE WALK OUT BASEMENT | 2800+ SF | 10 MINUTES TO DOWNTOWN | This property has a potential rental income of \$5300 per month (\$2800 up, \$2800 down for both illegal suites). Nestled on a quiet cul-de-sac with stunning mountain & city views, this extensively renovated bungalow is a true gem in the highly desirable community of Mayland Heights. Perfect for first-time homebuyers or savvy investors, this home offers the rare opportunity of 3 separate suites for additional rental income (illegal). Thoughtfully updated, it blends modern finishes and comfort with an open-concept design that's sure to impress. Upon entering, you are welcomed by a spacious and inviting layout that maximizes every square foot. The neutral colour palette, complemented by custom-built features, creates an elegant atmosphere throughout. Recent updates include fresh interior paint, new luxury vinyl plank flooring, updated bathrooms, new light fixtures, updated windows, and a refreshed exterior--all carefully designed to enhance the home's appeal and functionality. The chef-inspired kitchen features high-gloss cabinets and premium quartz countertops, ideal for preparing meals or entertaining guests. The main floor is flooded with natural light, creating a warm and welcoming space. The large living room offers plenty of room for relaxation, while the adjacent dining area is perfect for family meals and hosting gatherings. Down the hall, the private primary bedroom serves as a tranquil retreat. It includes a spacious walk-in closet and a luxurious 4-piece ensuite bathroom--perfect for unwinding after a long day. Two additional generously sized bedrooms provide ample space for family members or guests, each designed with comfort and plenty of closet space. A fully updated 4-piece bathro...

3pc Bathroom 8.50 Ft x 4.75 Ft  
4pc Bathroom 7.67 Ft x 8.92 Ft  
Bedroom 9.42 Ft x 8.08 Ft  
Bedroom 9.92 Ft x 9.50 Ft  
Bedroom 10.50 Ft x 11.17 Ft

4pc Bathroom 4.92 Ft x 6.92 Ft  
4pc Bathroom 8.50 Ft x 7.08 Ft  
Bedroom 10.75 Ft x 10.00 Ft  
Bedroom 10.83 Ft x 9.50 Ft  
Dining room 14.50 Ft x 8.00 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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**Bedroom** 13.67 Ft x 12.17 Ft  
**Kitchen** 15.50 Ft x 12.08 Ft  
**Kitchen** 14.08 Ft x 7.92 Ft  
**Living room** 14.08 Ft x 11.25 Ft  
**Storage** 13.08 Ft x 10.58 Ft

**Foyer** 5.08 Ft x 9.00 Ft  
**Kitchen** 14.67 Ft x 12.67 Ft  
**Primary Bedroom** 13.58 Ft x 14.17 Ft  
**Living room** 14.50 Ft x 11.17 Ft