



## 2219 16 Street Calgary Alberta

\$859,900

Who wouldn't LOVE living in trendy Inglewood. Welcome home to this fabulous updated home that combines the beautiful historic charm with modern urban living. Situated on a quiet cul-de-sac, it's private, quiet and so much to offer. We know you'll agree from the inviting curb appeal to the enclosed, sunny front porch ...it's the perfect place to end your home search. Utilizing Calgary based architecture and design firm "Studio North", thoughtful updates were made throughout the home including an updated entry living space with custom millwork and the addition of a powder room on the main level. Freshly painted throughout, new lighting, baseboards and A/C too! The spacious eat in kitchen has been refreshed with quartz counter tops and stainless steel appliances. The main level also offers a great open concept living and dining room. The upper level has 3 Bedrooms and a 5 piece family bathroom with his/hers sinks and an attic with a pull-down staircase for extra storage possibilities. The flexible basement has an illegal, 1 BR suite with its own kitchen, LR, bathroom, laundry and private entrance. In the west facing, fully fenced, backyard you will find a huge deck and pergola perfect for entertaining, a large double detached garage and room to park a trailer or small RV. Inglewood is one of Calgary's oldest neighbourhoods known for its historic architecture and vibrant community atmosphere. Its close to parks, Bow River pathways for biking & jogging, variety of local shops, cafes & so much more that all contribute to a thriving community that you want to be a part of. Have a look at the pictures, then call today to view in person...you won't be disappointed. (id:6769)

Kitchen 12.17 Ft x 9.58 Ft

Recreational, Games room 25.33 Ft x 8.67 Ft

Laundry room 9.00 Ft x 8.25 Ft

Bedroom 11.00 Ft x 10.83 Ft

4pc Bathroom 9.58 Ft x 4.42 Ft

Kitchen 10.58 Ft x 8.58 Ft

Dining room 10.42 Ft x 10.00 Ft

Breakfast 13.33 Ft x 11.33 Ft

Living room 10.42 Ft x 17.58 Ft

Foyer 8.83 Ft x 8.33 Ft

Other 11.08 Ft x 5.58 Ft

2pc Bathroom 5.67 Ft x 2.50 Ft

Primary Bedroom 11.75 Ft x 11.00 Ft

Bedroom 11.58 Ft x 9.50 Ft

Bedroom 9.58 Ft x 8.00 Ft

5pc Bathroom 7.42 Ft x 7.25 Ft

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