

# \$769,000 - 2502 16 Street Nw, Calgary

MLS® #A2087463

**\$769,000**

4 Bedroom, 4.00 Bathroom, 1,760 sqft

Residential on 0.07 Acres

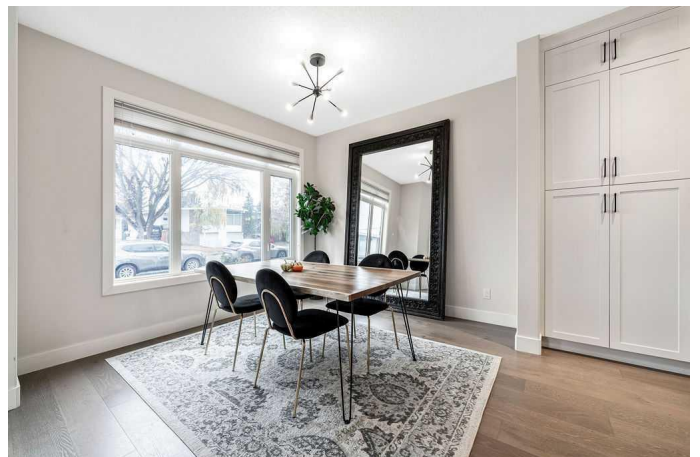
Capitol Hill, Calgary, Alberta

Welcome to your dream home nestled on a charming tree-lined street, where modern elegance meets classic allure. This captivating semi-detached two-story house offers a perfect blend of comfort and sophistication. The heart of the home, the kitchen, boasts quartz countertops, complemented by an oversized island—a culinary haven for both cooking enthusiasts and entertainment aficionados. Stainless steel appliances gleam against the contemporary backdrop, promising a seamless culinary experience.

A detached garage enhances convenience and storage options while adding to the aesthetic appeal of the property. The fully developed basement offers additional living space, perfect for a recreation room or a cozy home office.

Ascending the open riser staircase, you'll discover the second floor hosting a master bedroom that is a retreat unto itself. Pamper yourself in the ensuite bath and relish the luxury of a walk-in closet, providing both functionality and style. Two additional bedrooms on this floor ensure ample space for family, guests, or a home office.

The main floor exudes warmth with light oak hardwood floors, creating a welcoming ambiance that extends from room to room. A gas fireplace in the living area not only adds a touch of coziness but also serves as a focal



point, making gatherings all the more inviting. This residence seamlessly combines modern amenities with timeless charm, offering a lifestyle of comfort and sophistication in a picture-perfect setting. Welcome to the home where your aspirations become reality.

Location is paramount, and this property is conveniently situated within walking distance to local amenities, parks, schools, and public transportation. The nearby shops, restaurants, and entertainment options make it a prime location for a vibrant urban lifestyle.

Don't miss the opportunity to make this your new home. Contact us today to schedule a viewing and experience all that this property and neighborhood have to offer.

Built in 2015

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2087463               |
| Price          | \$769,000              |
| Sold Price     | \$757,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,760                  |
| Acres          | 0.07                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|         |                   |
|---------|-------------------|
| Address | 2502 16 Street Nw |
|---------|-------------------|

|             |              |
|-------------|--------------|
| Subdivision | Capitol Hill |
| City        | Calgary      |
| County      | Calgary      |
| Province    | Alberta      |
| Postal Code | T2M3R2       |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer                                 |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                       |

### **Exterior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level |
| Roof              | Shingle                                                                                          |
| Construction      | Stone, Stucco, Wood Frame                                                                        |
| Foundation        | Poured Concrete                                                                                  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 13th, 2023  |
| Date Sold      | November 23rd, 2023 |
| Days on Market | 41                  |
| Zoning         | R-CG                |
| HOA Fees       | 0.00                |

### **Listing Details**

Listing Office

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