

\$999,000 - 1116 16 Street Nw, Calgary

MLS® #A2093609

\$999,000

4 Bedroom, 2.00 Bathroom, 1,464 sqft

Residential on 0.19 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Situated snugly between Hounsfield Heights Park and Briar Hill off-leash Park, this residence graces a 50 x 165â€™™ 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.

Built in 1954

Essential Information

MLS® #	A2093609
Price	\$999,000
Sold Price	\$975,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,464
Acres	0.19
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1116 16 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2C5

Amenities

Parking Spaces	2
Parking	Carport, Off Street, Parking Pad, Single Garage Attached

Interior

Interior Features	Breakfast Bar, See Remarks, Separate Entrance, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Street Lighting, Private
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	April 19th, 2024
Days on Market	154
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	PLINTZ REAL ESTATE
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