

\$949,900 - 414 16a Street Nw, Calgary

MLS® #A2116697

\$949,900

4 Bedroom, 4.00 Bathroom, 1,832 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Exceptional custom-built residence positioned on one of the most coveted locations in the Inner City, nestled on 16A St NW. This stunning two-story home overlooks a school field and is conveniently located just a block away from the Hillhurst community center and Bowview Outdoor Pool, with West Hillhurst Park, Kensington, and the Bow River within a short stroll. Upon approach, the eye-catching architectural design showcases a stucco and brick facade, complemented by a charming front patio bathed in delightful west sun rays throughout the day. Inside, hardwood floors welcome you into a spacious office/flex room area and an intelligently designed layout boasting extensive upgrades. The well-appointed kitchen features a two-toned finish, premium stainless steel appliances, undercabinet mood lighting, and granite countertops. The main level flows seamlessly, offering an open floor plan conducive to entertaining, enhanced by built-in floor-to-ceiling cabinets and a mudroom leading to the private, tree-lined yard. Upstairs, the residence reveals three generously sized bedrooms, flanked by a 4-piece main bathroom, a luxurious 5-piece ensuite, and an upper-floor laundry room with a sink. The master suite impresses with a dual-sided fireplace, a substantial walk-in closet, and elevated ceilings. Descending to the lower level, a built-in media or great room awaits, accompanied by another fireplace and ample storage, complemented by a spacious fourth



bedroom and a third full 4-piece bathroom. Completing this exceptional property are a double detached garage, air conditioning, and a sizable deck providing year-round outdoor enjoyment. Schedule your viewing appointment today to experience this remarkable home firsthand.

Built in 2005

Essential Information

MLS® #	A2116697
Price	\$949,900
Sold Price	\$981,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,832
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	414 16a Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2C8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 30th, 2024
Date Sold	April 2nd, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Charles
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