

\$800,000 - 12 16 Street Nw, Calgary

MLS® #A2121674

\$800,000

3 Bedroom, 2.00 Bathroom, 1,326 sqft
Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

Welcome to your new home in the charming neighbourhood of Hillhurst! This delightful 3-bedroom character home is brimming with unique features and modern comforts, offering a cozy retreat in one of the city's most sought-after areas.

Upon entering, you'll be greeted by the incredibly charming living room and dining room, highlighted by a custom window bench at the front window, perfect for enjoying your morning coffee or curling up with a good book. The spacious dining room sets the stage for memorable meals with family and friends, while the cozy family room beckons with its gas fireplace.

Throughout the home, you'll discover stunning character details, from vintage grates to crystal door knobs and beautiful wood moldings. The kitchen has been thoughtfully updated with granite counter tops and high-end appliances, including a Fisher and Paykel refrigerator, Samsung induction stove, and Bosch dishwasher, making meal preparation a pleasure.

Upstairs, you'll find the newly renovated bathroom by William Blake, boasting a custom-built vanity, full glass shower, and heated floors for added luxury. The three bedrooms offer comfortable accommodations, with the primary bedroom featuring a west-facing balcony for enjoying picturesque



sunsets, while the east bedroom offers downtown views.

The finished basement provides additional living space, perfect for a den, gym, or office, and includes a bathroom with a large soaker tub for ultimate relaxation. Outside, the large fully enclosed yard is a gardener's dream, complete with garden beds, mature trees, and a spacious deck for outdoor entertaining. The yard offers privacy and seclusion, with no neighbouring houses overlooking it, and the single-car garage with a newer roof provides convenient parking and storage.

Conveniently located near playgrounds, parks, coffee shops, river pathways, and schools, this charming home in Hillhurst has it all. Don't miss your chance to make it yours—schedule a viewing today and experience the beauty and warmth of this special property for yourself!

Built in 1912

Essential Information

MLS® #	A2121674
Price	\$800,000
Sold Price	\$813,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,326
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 16 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2B8

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Lawn, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 24th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.