

\$849,900 - 2504 16 Street Nw, Calgary

MLS® #A2142491

\$849,900

4 Bedroom, 4.00 Bathroom, 1,914 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to your custom-built dream home by the original owners, 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.

Upon entry, you're greeted by a spacious foyer leading to a large dining area and a gorgeous kitchen featuring high-end KitchenAid appliances and an oversized island—perfect for entertaining. Adjacent is a cozy living room with a gas fireplace, engineered hardwood floors, crown moulding, and wainscoting. The mudroom offers ample storage, locker-style organization, a bench, and a dedicated space for a dog bed. A stunning two-piece bathroom completes this floor.

Upstairs, the master bedroom retreat boasts an ensuite bath with a separate make-up vanity and upgraded plumbing fixtures, a walk-in closet, and elegant double French doors. Two additional bedrooms and a four-piece bathroom provide ample space for family or guests.

The fully developed basement includes a home theater with built-in wired speakers, a dedicated office space, a wet bar, and a fourth large bedroom with a four-piece bathroom—ideal for recreation and relaxation.

Outdoor living features two decks—one in the



front yard and one in the back. The low-maintenance backyard with artificial grass and Gemstone Lights ensures year-round enjoyment. A detached garage adds convenience and storage.

Additional features include air conditioning, ceiling speakers on the main floor, outdoor wired speakers on the back deck, a smart thermostat, smoke alarms, and a security/alarm system. Custom-built barn doors lead to the office and mudroom.

Living in Capitol Hill offers a prime location just steps from Confederation Park, with easy access to schools, SAIT, the University of Calgary, Foothills Hospital, Children's Hospital, recreation parks, the Calgary Winter Club, the TransCanada Highway, and numerous shops and restaurants. Plus, you're just 5 minutes from downtown.

This residence seamlessly combines modern amenities with timeless charm, offering a lifestyle of comfort and sophistication. Don't miss the opportunity to make this your new home.

Built in 2015

Essential Information

MLS® #	A2142491
Price	\$849,900
Sold Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,914
Acres	0.07
Year Built	2015

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2504 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, Built-In Oven, Convection Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer
Heating	Central
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, Low Maintenance Landscape, Level
Roof	Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	June 24th, 2024
Days on Market	3
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office TREC The Real Estate Company

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