

# \$859,900 - 2219 16 Street Se, Calgary

MLS® #A2172136

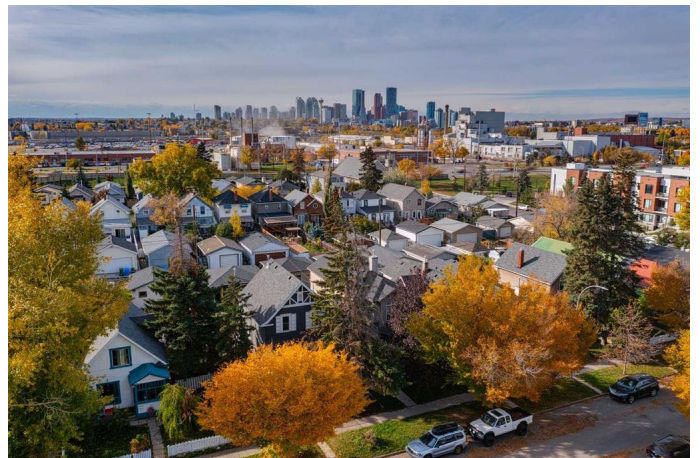
**\$859,900**

4 Bedroom, 3.00 Bathroom, 1,307 sqft

Residential on 0.11 Acres

Inglewood, Calgary, Alberta

Who wouldn't LOVE living in trendy Inglewood. Welcome home to this fabulous updated home that combines the beautiful historic charm with modern urban living. Situated on a quiet cul-de-sac, it's private, quiet and so much to offer. We know you'll agree from the inviting curb appeal to the enclosed, sunny front porch - it's the perfect place to end your home search. Utilizing Calgary based architecture and design firm - Studio North, thoughtful updates were made throughout the home including an updated entry living space with custom millwork and the addition of a powder room on the main level. Freshly painted throughout, new lighting, baseboards and A/C too! The spacious eat in kitchen has been refreshed with quartz counter tops and stainless steel appliances. The main level also offers a great open concept living and dining room. The upper level has 3 Bedrooms and a 5 piece family bathroom with his/hers sinks and an attic with a pull-down staircase for extra storage possibilities. The flexible basement has an illegal, 1 BR suite with its own kitchen, LR, bathroom, laundry and private entrance. In the west facing, fully fenced, backyard you will find a huge deck and pergola perfect for entertaining, a large double detached garage and room to park a trailer or small RV. Inglewood is one of Calgary's oldest neighbourhoods known for its historic architecture and vibrant community atmosphere. Its close to parks, Bow River



pathways for biking & jogging, variety of local shops, cafes & so much more that all contribute to a thriving community that you want to be a part of. Have a look at the pictures, then call today to view in personâ€¦you wonâ€™t be disappointed.

Built in 1912

### Essential Information

MLS® #	A2172136
Price	\$859,900
Sold Price	\$869,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.11
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	2219 16 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3P8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Built-in Features, Closet Organizers, See Remarks
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Appliances	Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 11th, 2024
Date Sold	October 17th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX First
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