



**GRASSROOTS**  
REALTY GROUP

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**1624 16 Street SE**  
**Calgary, Alberta**

**MLS # A2219271**



**\$999,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1932 (93 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Garage shelving.		

OPEN HOUSE SATURDAY, MAY 10TH FROM 2-4 PM. Located in historic Inglewood, this absolutely charming, updated bungalow is situated on a 50'x130' lot on a lovely tree-lined street. The airy main level presents hardwood floors & is drenched in natural light, showcasing the living room with feature fireplace, dining area illuminated by a stylish light fixture that has ample space to host a family gathering or dinner party. The kitchen with vaulted ceiling & skylights is tastefully finished with quartz counter tops, island/eating bar, plenty of storage space & stainless steel appliances. The primary bedroom with convenient walk-in closet & 2 piece ensuite is also located on the main level. Completing the main level is a lavish 3 piece bath with walk-in shower. Basement development includes a spacious family/media room with cozy fireplace, 2 bedrooms, den/office & a 5 piece bath with dual sinks, relaxing soaker tub & separate shower. A laundry room with sink & storage space is the finishing touch to the basement. Outside, enjoy the outdoor living spaces, including a roomy west facing front porch. The back yard with large multi-level deck & flagstone patio that's a perfect spot for a firepit is great for relaxing or outdoor entertaining. Parking is a breeze with a heated double detached oversized garage. The premier location can't be beat - close to tranquil Inglewood Bird Sanctuary, Bow River pathways, the Calgary Zoo, Crossroads Market, Inglewood Golf & Curling Club, restaurants, cafes, schools, shopping, public transit & is just minutes to the downtown core.