

1-833-477-6687 aloha@grassrootsrealty.ca

## 1235 16a Street NW Calgary, Alberta

MLS # A2257654



\$1,449,900

Division: Hounsfield Heights/Briar Hill Residential/House Type: Style: 2 Storey Size: 2,109 sq.ft. Age: 1988 (37 yrs old) **Beds:** Baths: 3 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.13 Acre Lot Feat: Backs on to Park/Green Space. Front Yard. Fruit Trees/Shrub(s), Garden, Green Space.

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood, Laminate Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Stucco, Wood Frame, Wood Siding RC-G Foundation: **Poured Concrete Utilities:** 

Features: Granite Counters, Pantry, Vaulted Ceiling(s)

Inclusions: Greenhouse

Nearly 3,000 sq. ft. of beautifully developed living space across three levels in sought-after Briar Hill. This home offers 3 bedrooms up plus a 4th in the walkout basement, along with 3 full bathrooms and a main floor powder room. The main level impresses with a spacious living room under soaring vaulted ceilings, elegant hardwood floors, a formal dining room, and a newly renovated sunroom. The gourmet kitchen features custom cabinetry, granite counters, stainless steel appliances, a walk-in pantry, and access to rebuilt composite vinyl decks on every level. Upstairs, the open-riser staircase leads to three bedrooms and two renovated bathrooms, including the primary retreat with an efficient, custom-fitted closet and a spa-inspired ensuite with steam shower. The walkout basement includes a bright recreation room, 4th bedroom, full bath, and a unique sunken storage level. What truly sets this property apart are the exceptional views—downtown skyline out front and breathtaking west exposure backing a sprawling land reserve with mountain vistas. The private, English-inspired garden features a brick patio, greenhouse, and winding pathways for an idyllic retreat. Freshly painted throughout, this home also offers a rare attached two-car garage and spacious driveway. All within walking distance to the LRT, schools, parks, pathways, and minutes to SAIT, the U of C, downtown, and shopping—this is a tranquil inner-city oasis not to be missed.