



GRASSROOTS
REALTY GROUP

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

1235 16a Street NW
Calgary, Alberta

MLS # A2257654



\$1,499,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	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, Gr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	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.