

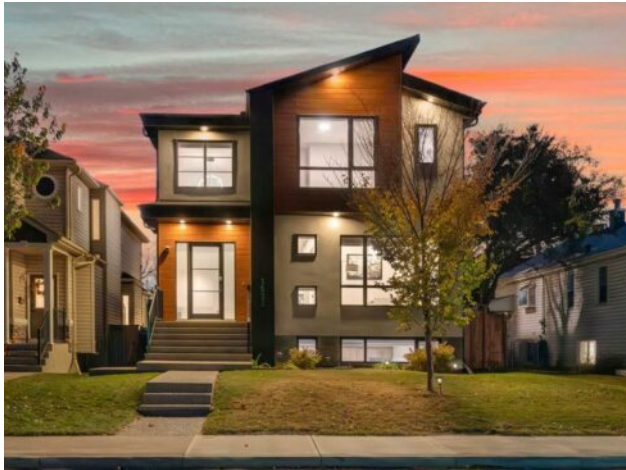


**GRASSROOTS**  
REALTY GROUP

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

**1623 16a Street SE**  
**Calgary, Alberta**

**MLS # A2265140**



**\$1,790,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,835 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Gas Fire pit on the deck		

Move into your LUXURY DETACHED INFILL in INGLEWOOD! Expertly designed, this stunning residence combines modern elegance, functional design, and refined finishes in one of Calgary's most iconic neighborhoods. Steps to the Bow River Pathway, Bow Habitat Station & Sam Livingston Fish Hatchery, schools, Gyms, 9th Ave shops, restaurants, caf  s and parks, this truly is the dream inner-city lifestyle! The main floor impresses with 10-ft ceilings, wide-plank hardwood, a designer kitchen with quartz counters, full-height cabinetry, as well as a spacious and modern office. The living room features a gas fireplace, custom millwork and Huge windows and double sliding doors leading to the deck, landscaped yard and TRIPLE garage. Upstairs offers a large primary suite with steam shower, heated floors, jacuzzi soaker tub, walk-in closet which has a very clever and handy access hatch to the neighboring laundry room. Furthermore to round out the upper floor we have 2 generously sized bedrooms that share a Jack and Jill 5 piece washroom. The finished basement features a separate side entrance which hosts a Large Illegal basement suite (in process for legal registration). This large space boasts a large kitchen, rec room, 2 good sized bedrooms, a Full washroom, massive laundry room as well as additional storage. This convenient space can be used for income purposes or to satisfy the needs of a growing family. Additional highlights include a water softener, EV charger connection in the triple garage and comprehensive home security system. Don't miss out on this truly exceptional inner-city home!