



**1631 16A Street SE**  
**Calgary, Alberta**

**MLS # A2292944**



**\$799,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,547 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pa		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Heat Pump, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Heat Pump/AC Unit, Heated Towel Racks, Basement Shelving units, Basement Pull Up Bar, Patio Fairy Lights, Patio Table & Chairs & Umbrella, Black Peg Board, Ski Rack, Yard Tool Rack - Wood. TV Mount/Brackets.

Live where Calgary comes alive. Welcome to Inglewood—one of the city’s most vibrant and sought-after communities, known for its walkable streets, boutique shops, craft breweries, amazing restaurants, and easy access to the Bow River pathways. Whether it’s morning coffee runs, weekend market strolls, or evening patio hopping, this is a lifestyle you don’t have to try to enjoy, it just happens. This beautifully designed 2-bedroom, 1.5-bath home blends modern comfort with thoughtful upgrades and an open, inviting layout. The main floor is anchored by a bright open-concept kitchen featuring a central island with breakfast bar seating, flowing seamlessly into the family room, perfect for entertaining or unwinding. A cozy gas fireplace adds warmth and character, while direct access to the rear deck (complete with a gas BBQ line & awning) makes hosting effortless year-round. Upstairs, you’ll find the convenience of laundry exactly where you want it, along with two spacious bedrooms, both featuring walk-in closets. The primary suite is a standout, offering a Romeo balcony for those quiet morning coffees and a truly spa-inspired ensuite complete with a jetted soaker tub, double vanity, heated towel racks, heated floors, and a fully loaded steam shower with rain head and body jets. It’s the kind of space you actually look forward to ending your day in. The unfinished basement is a blank canvas, ready for your vision: home gym, media room, extra living space, you name it. Outside, you’ll appreciate the double detached garage and a lineup of smart, future-forward upgrades, including solar panels and a heat pump, which acts as your central AC in the summer. The property also comes equipped with a high-efficiency furnace, water softener, filtration system, smart thermostat and a radon mitigation system, offering

comfort, efficiency, and peace of mind. With schools nearby, the river pathways just minutes away, and Inglewood's energy right outside your door, this is more than a home—it's a lifestyle move.