



GRASSROOTS
REALTY GROUP

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106 16 Street NW
Calgary, Alberta

MLS # A2201678



\$919,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	1946 (79 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level,		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Bathroom Rough-in, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this incredible executive 2-storey, 3-bedroom home in the heart of Hillhurst! Situated on an R-CG(Residential Grade-Oriented Infill) lot measuring 41x135 feet (12.50M x 41.15M), this property is loaded with elegance, character, and charm. Recently renovated throughout, the home features a stunning kitchen with gorgeous cabinets, granite countertops, undermount sink, and stainless steel appliances. Hardwood floors, a stone-faced wood-burning fireplace, and triple-pane windows add to the home's modern efficiency and timeless appeal. Additional upgrades include a high-efficiency furnace, water softener, and a fully re-designed master suite. The home has been freshly repainted, and new carpet has been installed in the spacious front parlor or studio den. The upper floor boasts newly installed LVP flooring, leading to a generously sized master bedroom with a beautiful ensuite that includes a 2-person soaker tub and separate shower. With a total of 2.5 baths, the partially developed basement offers an additional bedroom, rec room, and rough-in for a bathroom, providing endless potential. The stucco and stone exterior enhances the home's curb appeal, while the huge cedar deck, interlocking brick terrace, and professionally designed landscaping in the backyard create a gardener's paradise. The property also features a 24x24 double detached garage, with the option for RV parking by removing the flower bed. This home offers both a beautiful living space and an excellent investment opportunity, located just minutes from the Bow River, downtown, and the vibrant Kensington district. Don't miss out on this exceptional Hillhurst gem!