# \$919,000 - 106 16 Street Nw, Calgary

MLS® #A2201678

# \$919,000

3 Bedroom, 3.00 Bathroom, 1,667 sqft Residential on 0.13 Acres

Hillhurst, Calgary, Alberta

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!

#### Built in 1946

#### **Essential Information**

MLS® # A2201678 Price \$919,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,667 Acres 0.13 Year Built 1946

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 106 16 Street Nw

Subdivision Hillhurst
City Calgary
County Calgary
Province Alberta
Postal Code T2N 2B9

#### **Amenities**

Utilities Electricity Connected, Garbage Collection, Natural Gas Connected,

Sewer Connected, Water Connected

Parking Spaces 2

Parking Garage Door Opener, Insulated, Alley Access, Double Garage

Detached, Garage Faces Rear, Oversized, Rear Drive

# of Garages 2

#### Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Vaulted

Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in,

Granite Counters, Skylight(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas, Fireplace(s), High Efficiency

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning, Living Room, Stone

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard, Lighting

Lot Description Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street

Lighting, Back Lane, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 13th, 2025

Days on Market 43

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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