

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

MLS® #A2201678

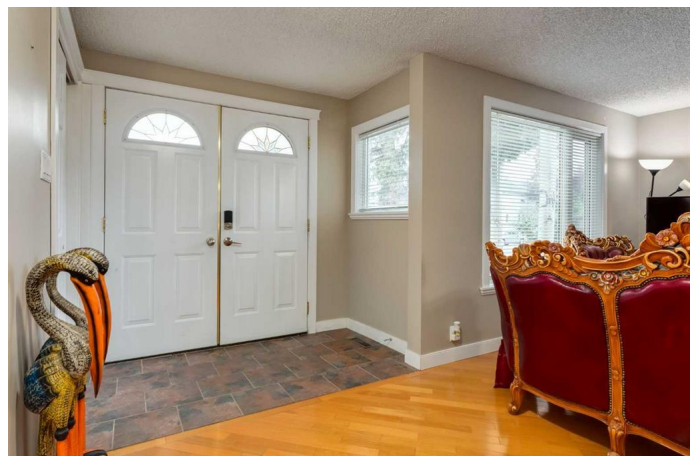
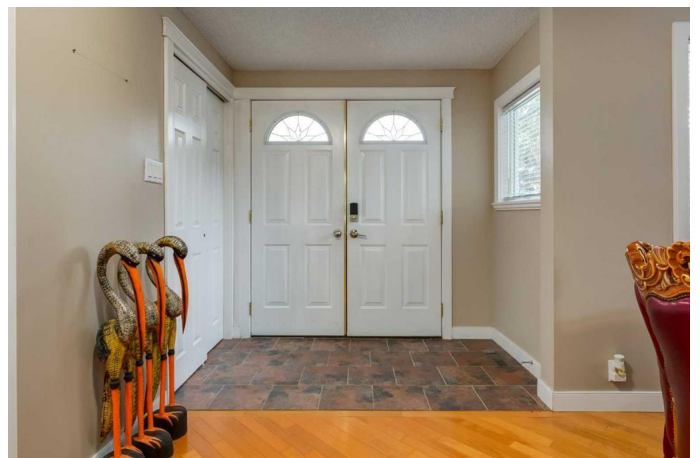
**\$919,000**

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	44
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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