

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

MLS® #A2201678

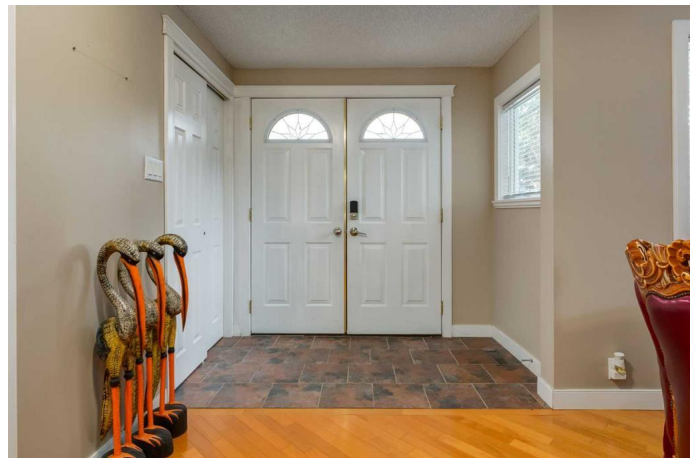
**\$919,000**

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 | 51               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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