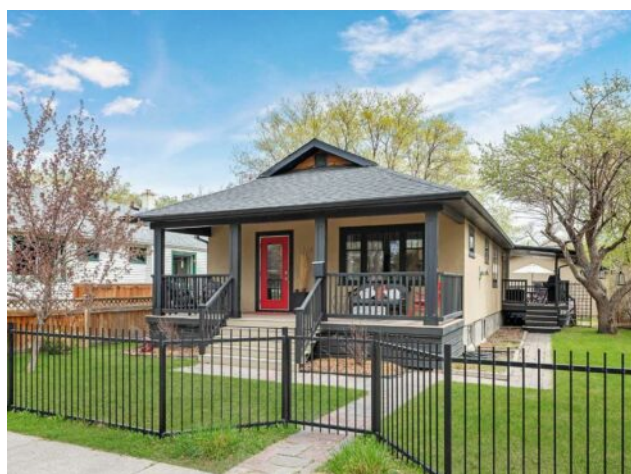


1624 16 Street SE
Calgary, Alberta

MLS # A2219271



\$999,900

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1932 (93 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage shelving.		

OPEN HOUSE SATURDAY, MAY 10TH FROM 2-4 PM. Located in historic Inglewood, this absolutely charming, updated bungalow is situated on a 50'x130' lot on a lovely tree-lined street. The airy main level presents hardwood floors & is drenched in natural light, showcasing the living room with feature fireplace, dining area illuminated by a stylish light fixture that has ample space to host a family gathering or dinner party. The kitchen with vaulted ceiling & skylights is tastefully finished with quartz counter tops, island/eating bar, plenty of storage space & stainless steel appliances. The primary bedroom with convenient walk-in closet & 2 piece ensuite is also located on the main level. Completing the main level is a lavish 3 piece bath with walk-in shower. Basement development includes a spacious family/media room with cozy fireplace, 2 bedrooms, den/office & a 5 piece bath with dual sinks, relaxing soaker tub & separate shower. A laundry room with sink & storage space is the finishing touch to the basement. Outside, enjoy the outdoor living spaces, including a roomy west facing front porch. The back yard with large multi-level deck & flagstone patio that's a perfect spot for a firepit is great for relaxing or outdoor entertaining. Parking is a breeze with a heated double detached oversized garage. The premier location can't be beat — close to tranquil Inglewood Bird Sanctuary, Bow River pathways, the Calgary Zoo, Crossroads Market, Inglewood Golf & Curling Club, restaurants, cafes, schools, shopping, public transit & is just minutes to the downtown core.