

# \$1,999,900 - 1115 16a Street Nw, Calgary

MLS® #A2222058

**\$1,999,900**

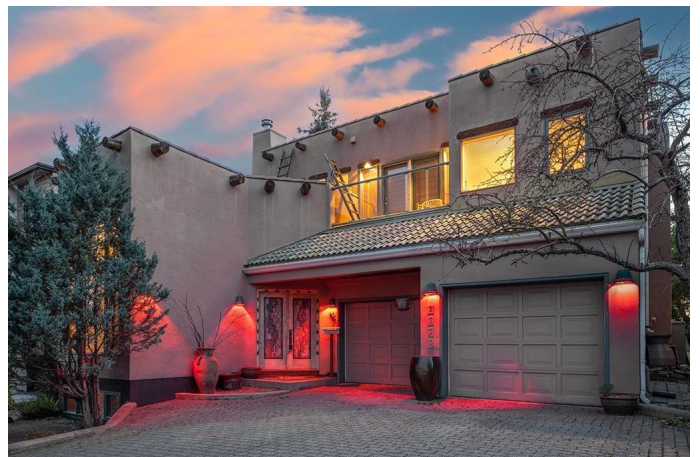
3 Bedroom, 4.00 Bathroom, 2,433 sqft

Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

\*\*\*Open House Sunday, July 6 2-4pm\*\*\*

HOLY VIEWS!!!! This home offers unobstructed downtown views out the living room and primary bedroom windows, it is truly a striking scene of modern skyscrapers and can be thoroughly enjoyed from different vantage points! Meanwhile, at the back of the home, you can enjoy serene valley and mountain views, providing a beautiful contrast to the urban landscape. It's a perfect blend of city sophistication and natural beauty, offering captivating vistas from both ends of the property. This distinctive home, designed by Seville homes, stands out from the crowd in Calgary, evoking the charm of Santa Fe architecture and transporting you to the sun-drenched landscapes of New Mexico from the moment you step inside. Upon entry, you're greeted by soaring natural skinned log ceilings and expansive windows offering panoramic views of Calgary's skyline. Situated on a ridge crest with parks in both the front and the back, this property occupies a truly unique location. Inside, the house exudes an enchanting blend of authentic colours and materials. Designed with entertaining in mind, the spacious layout includes a generous living room, dining area, breakfast nook, and a high-end kitchen. A fully equipped wet bar adds to the appeal for hosting gatherings. Upstairs, natural light floods in through a magnificent skylight and ample windows, creating an inviting atmosphere. The primary bedroom serves as a personal sanctuary,



complete with a private balcony offering stunning downtown views. The accompanying five-piece ensuite and walk-in closet provide both luxury and functionality. Two additional bedrooms share a well-appointed five-piece bathroom with a double vanity, offering picturesque mountain vistas. Downstairs, a sizable living area awaits, offering versatility for customization. Whether you envision an entertainment space, home gym, or both, there's ample room to realize your vision. Outside, the backyard provides an ideal setting for summer barbecues and cozy evenings gathered around the wood-burning fireplace. Conveniently located just minutes from Kensington and downtown, this property offers easy access to all the amenities Calgary has to offer. You could transform this home into a wonderful modern Sante Fe masterpiece with some white paint and new flooring! Fronting and backing an environmental reserve, views like this are an incredibly rare find! Don't miss out!

Built in 1992

**Essential Information**

MLS® #	A2222058
Price	\$1,999,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,433
Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1115 16a Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2C9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Track Lighting, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Microwave, Trash Compactor, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Behind
Roof	Flat, Membrane, Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	53
Zoning	R-C1

**Listing Details**

Listing Office                RE/MAX First

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