

2741 16A Street SE
Calgary, Alberta

MLS # A2308563



\$995,000

Division:	Inglewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,941 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, No Neighbours E		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully maintained half duplex in the heart of Inglewood, tucked away on a quiet street close to the bird sanctuary and surrounded by one of Calgary's most beloved inner-city communities. With 2,867 SqFt of fully developed living space, this modern home offers a thoughtful layout, elevated finishes, and a true sense of pride of ownership throughout. Upon entry, you are welcomed by a grand open staircase that serves as a stunning architectural feature and sets the tone for the home. The main floor is designed for both everyday living and entertaining, featuring 9 ft ceilings, hardwood floors, and a beautiful dual-sided gas fireplace separating the spacious dining room and living area. The dining room is a standout space with custom cabinetry and a built-in bench, creating the perfect setting for hosting family and friends. The large kitchen overlooks the west-facing backyard and is both stylish and highly functional, featuring premium JennAir appliances, an oversized island with seating for 5–6, and plenty of room to gather with family and friends. A functional mudroom with built-in bench seating and storage adds everyday convenience, while the magnetic wall across from it is a charming and practical touch for kids's artwork, Christmas cards, and keeping the fridge clean. Upstairs, the beautiful primary retreat features vaulted ceilings, a walk-in closet with custom floor-to-ceiling shelving and cabinetry, and a luxurious ensuite complete with a large soaker tub and oversized steam shower. Two additional bedrooms, a full bathroom, and an upper laundry room with storage complete the second level. The lower level offers even more living space with a media/TV room featuring built-in speakers and a roughed-in area for a future dry bar. A fourth bedroom and full bathroom make this level ideal for guests, older children, or additional

flexible living space. Outside, enjoy the west-facing backyard with a large stamped concrete patio designed to look like wood boards, plus a double detached garage. Additional features include a water softener, newer sump pump, and newer hot water tank. A beautifully cared-for home in an exceptional Inglewood location; modern, functional, and full of thoughtful details.