

\$1,399,999 - 1612 16a Street Se, Calgary

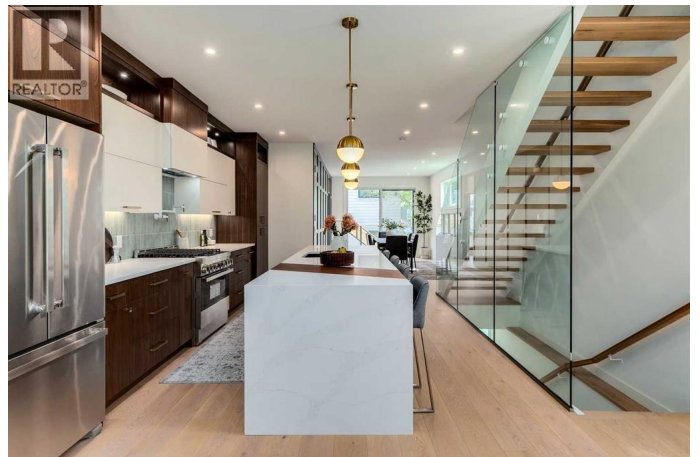
MLS® #A2240668

\$1,399,999

5 Bedroom, 5.00 Bathroom, 1,998 sqft
Single Family on 0.07 Acres

Inglewood, Calgary, Alberta

CARRIAGE HOUSE | Experience modern luxury and timeless charm in this brand-new, boutique-built home by a talented Calgary builder, ideally located in the heart of historic Inglewood, one of the city's most vibrant and walkable neighbourhoods known for its river pathways, eclectic boutiques, breweries, art galleries, and music venues. Offering over 3,400 sqft of total stunningly finished living space across a 1,998 sqft 2-storey layout, plus a fully developed basement and a serene, tree-lined legal carriage house over a heated double garage, this home blends high-end function with stylish form. Step inside to soaring 9' ceilings on all 3 levels, 8" solid core doors, white oak engineered hardwood, and sophisticated tile work throughout. The open-concept main floor impresses with a chef-inspired kitchen featuring walnut cabinetry, quartz counters with a Calcutta Flash finish, 12' island with a one-of-a-kind walnut insert, high-end Jenn Air and Asko appliances, pot filler, hidden microwave drawer, wine and beverage coolers, and flip-up upper cabinets. The spacious dining area opens through 8'-wide sliding doors to a sunny 8x8 Duradek-covered patio, fully landscaped yard, and cedar fencing - ideal for indoor-outdoor entertaining. The living room on the main floor features a modern electric fireplace with colour change options and heat. Upstairs, the vaulted-ceiling primary suite feels like a retreat, complete with built-in wardrobes, oak cabinetry, dual sinks, a



freestanding tub, large tiled shower, in-floor heat, and private water closet. Two additional bedrooms, a full bathroom with heated floors, office nook, & convenient laundry with Electrolux steam appliances and cabinetry complete the level. The basement offers a large rec room with a wet bar and drink fridge, 4th bedroom, full bathroom with heated floors, and ample storage. Adding exceptional value is the legal carriage house above the garage, offering nearly 500 sqft of fully self-contained living space including a full kitchen with LG appliances, bedroom, full bathroom with heated floors, laundry, air conditioning, and private entry - perfect for guests, rental income, or multigenerational living. Every detail has been considered: air conditioning in both homes, smart thermostat, HRV system, 200AMP service, tankless water heaters, and a 10-year new home warranty. This home is built to the highest standards with triple-pane windows, open-riser stairs, tempered glass walls, MDF grills, high-pressure plumbing, and designer lighting with adjustable warmth settings. Even the powder room boasts a custom sink, and a functional rear mudroom offers built-in storage and hooks. Built by a highly regarded boutique builder known for quality craftsmanship, thoughtful design, attention to detail rarely seen today at this price point, and exceptional warranty service, this is your chance to own a stunning home in Calgary's most iconic neighbourhood. Please note: the suite rooms listed are in the carriage house. (id:6289)

Built in 2025

Essential Information

Listing #	A2240668
Price	\$1,399,999
Bedrooms	5

Bathrooms	5.00
Half Baths	1
Square Footage	1,998
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1612 16a Street Se
Subdivision	Inglewood
City	Calgary
Province	Alberta
Postal Code	T2G3S7

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Wet bar, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage, Other
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Oven - gas, Range - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Humidifier, Hood Fan, Water Heater - Tankless
Heating	Natural gas High-Efficiency Furnace, Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Wood siding
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

RE/MAX First



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 8:02am PDT