

\$1,449,900 - 1235 16a Street Nw, Calgary

MLS® #A2257654

\$1,449,900

4 Bedroom, 4.00 Bathroom, 2,109 sqft

Single Family on 0.13 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Nearly 3,000 sq. ft. of beautifully developed living space across three levels in sought-after Briar Hill. This home offers 3 bedrooms up plus a 4th in the walkout basement, along with 3 full bathrooms and a main floor powder room. The main level impresses with a spacious living room under soaring vaulted ceilings, elegant hardwood floors, a formal dining room, and a newly renovated sunroom. The gourmet kitchen features custom cabinetry, granite counters, stainless steel appliances, a walk-in pantry, and access to rebuilt composite vinyl decks on every level. Upstairs, the open-riser staircase leads to three bedrooms and two renovated bathrooms, including the primary retreat with an efficient, custom-fitted closet and a spa-inspired ensuite with steam shower. The walkout basement includes a bright recreation room, 4th bedroom, full bath, and a unique sunken storage level. What truly sets this property apart are the exceptional views—downtown skyline out front and breathtaking west exposure backing a sprawling land reserve with mountain vistas. The private, English-inspired garden features a brick patio, greenhouse, and winding pathways for an idyllic retreat. Freshly painted throughout, this home also offers a rare attached two-car garage and spacious driveway. All within walking distance to the LRT, schools, parks, pathways, and minutes to SAIT, the U of C, downtown, and shopping—this is a tranquil inner-city oasis.



not to be missed. (id:6289)

Built in 1988

Essential Information

Listing #	A2257654
Price	\$1,449,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,109
Acres	0.13
Year Built	1988
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1235 16a Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
Province	Alberta
Postal Code	T2N2C9

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement Yes

Exterior

Exterior Stucco, Wood siding
Exterior Features Fruit trees, Garden Area, Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Real Broker



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