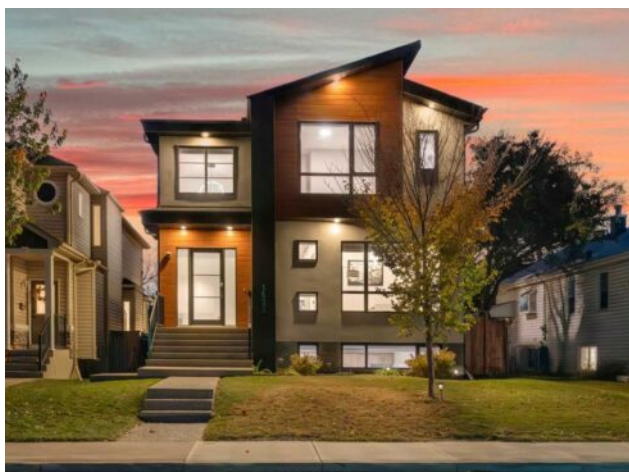


1623 16a Street SE
Calgary, Alberta

MLS # A2283235



\$1,745,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Inglewood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,835 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, See Remarks, Tile, Vinyl Plank, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | See Remarks, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

LUXURY DETACHED INFILL in the heart of INGLEWOOD! This impeccably crafted home blends contemporary elegance with thoughtful functionality, set in one of Calgary's most iconic inner-city communities. Just steps from the Bow River pathway system, Bow Habitat Station & Sam Livingston Fish Hatchery, schools, fitness facilities, parks, and the trendy shops, cafés, and restaurants along 9th Avenue—this location offers the ultimate urban lifestyle. Plus, enjoy walking-distance access to one of Calgary's top-rated daycares, making this home ideal for families. The main floor showcases soaring 10-foot ceilings, wide-plank hardwood flooring, and a stunning designer kitchen complete with quartz countertops and full-height cabinetry. A spacious modern office adds flexibility for work-from-home living. The inviting living room features a gas fireplace with custom millwork, oversized windows, and double sliding doors that open to the deck, landscaped backyard, and TRIPLE detached garage. Upstairs, the luxurious primary retreat includes heated floors, a steam shower, jacuzzi soaker tub, walk-in closet, and convenient access hatch to the adjacent laundry room. Two additional generous bedrooms share a Jack-and-Jill five-piece bathroom, completing the upper level. The fully finished basement offers a separate side entrance and a LEGAL suite registered with the City of Calgary. This bright and spacious space includes a full kitchen, large living/recreation area, two bedrooms, a full bathroom, oversized laundry room, and abundant storage—ideal for long-term rental, short-term rental/Airbnb (subject to City of Calgary regulations and licensing), or multigenerational living. The basement features upgraded flooring for a fresh, modern finish. Additional highlights include EV charger rough-in in the triple garage, water softener, full

home security system with security cameras, brand new hot water tank, and full furnace service completed in December 2025. A rare opportunity to own a high-end inner-city home with exceptional income potential in one of Calgary's most desirable neighborhoods.