

# \$850,000 - 224 16 Street Nw, Calgary

MLS® #A2200427

**\$850,000**

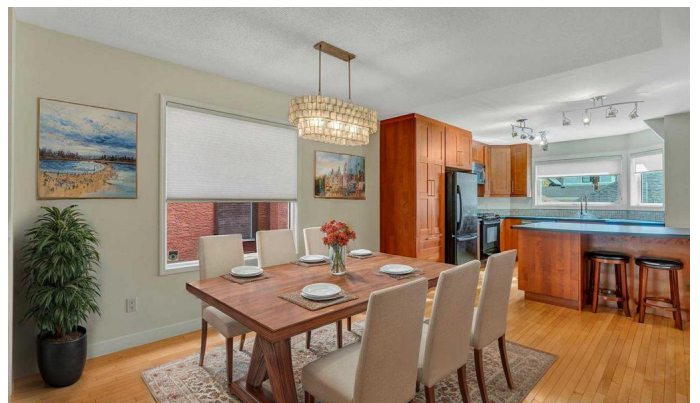
3 Bedroom, 4.00 Bathroom, 1,572 sqft  
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

This beautiful 2-storey detached home in Hillhurst offers the perfect mix of family-friendly living, trendy Kensington amenities, and quick downtown access. With modern updates, a great layout, and a fantastic backyard, this home is ideal for those who want convenience, comfort, and style.

Inside, the bright and open living space is warmed by a 3-way gas fireplace, perfect for cozy evenings or hosting guests. For those warm summer days, enjoy the comfort of central air-conditioning. The kitchen island with bar seating makes meal prep easy and social, while the renovated kitchen (2015) ensures modern function and style. Upstairs, the spacious primary bedroom includes a unique "turret" nook, ideal for a reading spot or home office. The ensuite features a soaker tub, separate shower, and a walk-in closet. The large second bedroom has two double closets, offering plenty of storage. The finished basement provides extra living space with a gas fireplace, 3 piece bathroom, 3rd bedroom with full egress, extra storage areas, and a dedicated laundry room. Outside, the private backyard features a 2-tiered deck with 2 gas hookups, perfect for summer BBQs or relaxing in the sun.

Recent updates include Poly-B replacement (2024), new back-facing windows (2022), a new shed (2023), and a new high quality furnace (2021). The location is unbeatable, with an easy downtown commute by car, bike, or transit, and just a short walk to



Kensington's shops, cafés, and restaurants. It's also steps from Riley Park's wading pool and green spaces and close to Hillhurst School, Queen Elizabeth School, SAIT, the Jubilee Auditorium, and Northhill Shopping Centre. With quick access to the mountains for weekend getaways, this move-in ready home is a rare find in one of Calgary's best neighborhoods. Book your showing today!

Built in 1988

### Essential Information

MLS® #	A2200427
Price	\$850,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,572
Acres	0.08
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	224 16 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2B9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Alley Access, Paved

# of Garages 2

### **Interior**

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Track Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Basement, Family Room, Three-Sided

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Garden, Landscaped

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Wood

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 71

Zoning R-CG

### **Listing Details**

Listing Office Real Broker

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