

# \$1,595,000 - 1612 16a Street Se, Calgary

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MLS® #A2227576

**\$1,595,000**

4 Bedroom, 4.00 Bathroom, 1,983 sqft

Residential on 0.07 Acres

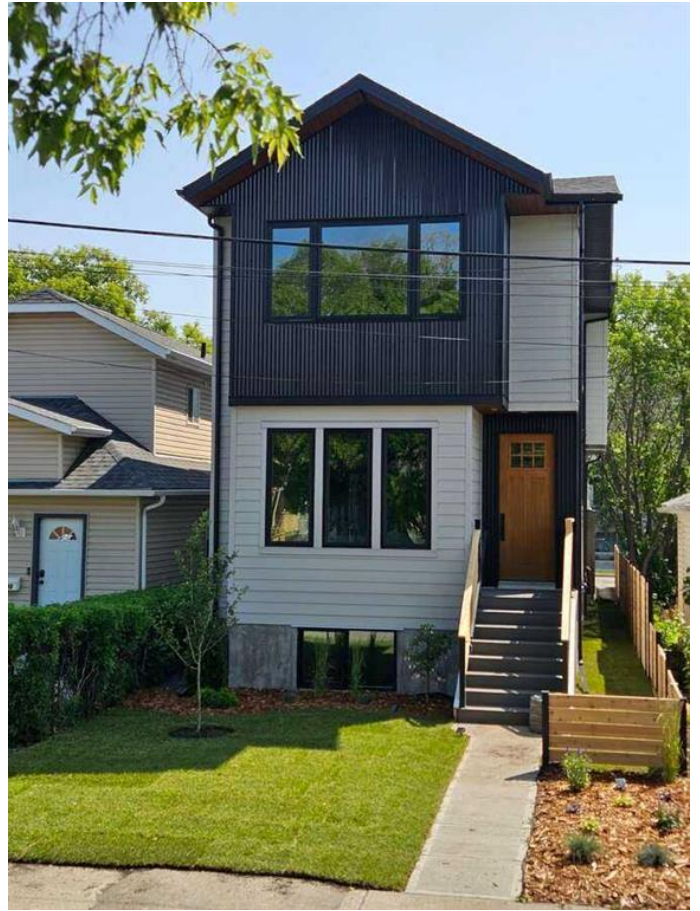
Inglewood, Calgary, Alberta

For more information, please click [Brochure button](#).

Experience a charming newly constructed single-family home in the heart of historic Inglewood. This single-family detached home blends heritage charm with an upscale, modern design. The property delivers 4 bedrooms, 3.5 bathrooms, and nearly 3,000 sf of stylish livable space which includes a fully finished basement and a tranquil backyard Carriage Suite nestled in the trees.

Step inside to discover 9' ceilings, rich white oak flooring, and refined tile accents throughout. The open-concept main floor features a chef-inspired kitchen with a massive 12' island, high-end appliances, a 6-burner gas cooktop with pot filler, flip-up upper cabinets, and a built-in wine/beverage fridge. The adjoining dining space overlooks the backyard through 8' wide glass sliding doors to a sun-soaked patio—perfect for indoor-outdoor living.

The primary bedroom upstairs is a true retreat with custom built-ins, a spa-style ensuite with a floating tub, walk-in shower, and private water closet. The rest of the upper floor includes two more bedrooms, a full bathroom, and convenient upper-level laundry. The fully developed basement adds a spacious living area, wet bar, fourth bedroom, full bath, and generous storage.



Adding exceptional value to this property is the Carriage Suite—a peaceful, tree-lined hideaway with just under 500 sf livable space it offers a full kitchen with island, separate bedroom, full bath, in-suite laundry, and private access—ideal for guests, extended family, or rental income. Still in its final stages, the front and backyard landscaping will feature cedar fencing, creating a cozy yard with a double-car garage, sod, and added privacy.

Don't miss this rare opportunity to own a beautiful, potentially income-generating property within walking distance of schools, parks, river pathways, and boutique shops in one of Calgary's oldest and most vibrant neighbourhoods.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227576    |
| Price          | \$1,595,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,983       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1612 16a Street Se |
| Subdivision | Inglewood          |
| City        | Calgary            |
| County      | Calgary            |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2G 3S7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Wet Bar, Low Flow Plumbing Fixtures, Natural Woodwork, Smart Home, Tankless Hot Water, Wired for Data                                 |
| Appliances        | Bar Fridge, Dryer, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Wine Refrigerator, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Oven, Tankless Water Heater |
| Heating           | Central, High Efficiency, In Floor, Natural Gas, Exhaust Fan, ENERGY STAR Qualified Equipment, Fireplace Insert                                                                                                                                                              |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment, Sep. HVAC Units                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                            |
| Fireplaces        | Electric                                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                              |
| Lot Description   | Back Yard, City Lot, Front Yard, Private, Rectangular Lot, Standard Shaped Lot, Flood Plain |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Wood Frame, Composite Siding                                                                |
| Foundation        | Poured Concrete                                                                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 18             |
| Zoning         | RCG            |

### Listing Details

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