

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

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, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Wet Bar, Low Flow Plumbing Fixtures, Smart Home, Tankless Hot Water, Wired for Data
Appliances	Bar Fridge, Dryer, Garage Control(s), Gas Oven, Gas Range, Humidifier, Microwave, Range Hood, Wine Refrigerator, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Tankless Water Heater
Heating	Central, In Floor, Natural Gas, Exhaust Fan, ENERGY STAR Qualified Equipment, Fireplace Insert, High Efficiency
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, Flood Plain, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	15
Zoning	RCG

Listing Details

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