

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

MLS® #A2200427

**\$850,000**

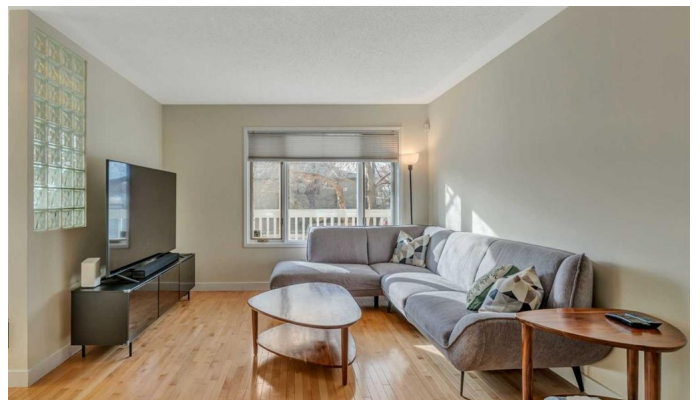
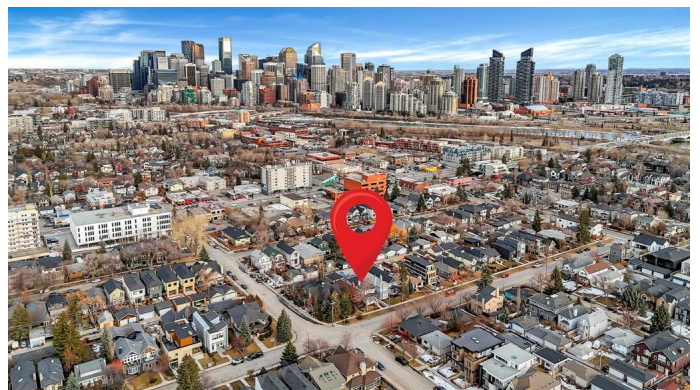
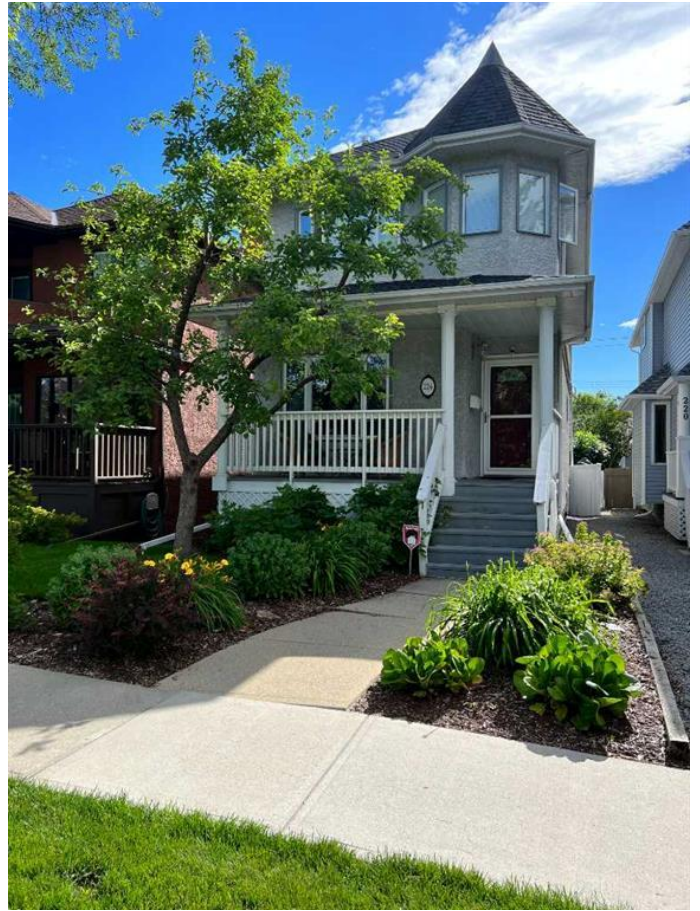
3 Bedroom, 4.00 Bathroom, 1,572 sqft  
Residential on 0.08 Acres

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. 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 well-maintained furnace. 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	Alley Access, Double Garage Detached, 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, Landscaped, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	March 11th, 2025
Days on Market	24
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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