

# \$1,499,000 - 1235 16a Street Nw, Calgary

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MLS® #A2257654

**\$1,499,000**

4 Bedroom, 4.00 Bathroom, 2,109 sqft

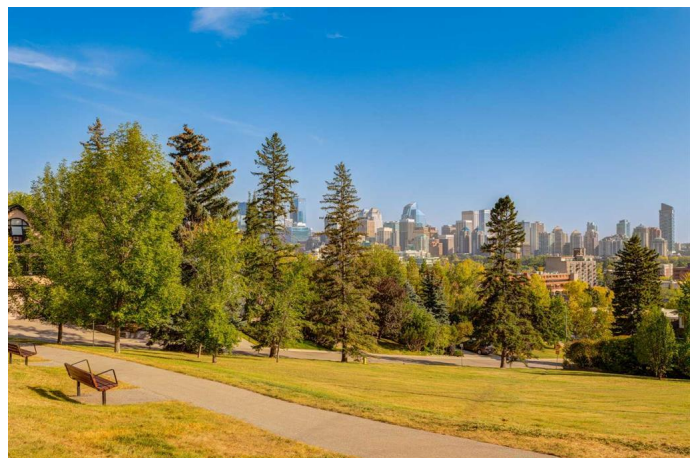
Residential on 0.13 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Nearly 3,000 sq. ft. of beautifully developed living space across three levels in sought-after Briar Hill. This home offers 3 bedrooms up plus a 4th in the walkout basement, along with 3 full bathrooms and a main floor powder room. The main level impresses with a spacious living room under soaring vaulted ceilings, elegant hardwood floors, a formal dining room, and a newly renovated sunroom. The gourmet kitchen features custom cabinetry, granite counters, stainless steel appliances, a walk-in pantry, and access to rebuilt composite vinyl decks on every level.

Upstairs, the open-riser staircase leads to three bedrooms and two renovated bathrooms, including the primary retreat with an efficient, custom-fitted closet and a spa-inspired ensuite with steam shower. The walkout basement includes a bright recreation room, 4th bedroom, full bath, and a unique sunken storage level.

What truly sets this property apart are the exceptional views—downtown skyline out front and breathtaking west exposure backing a sprawling land reserve with mountain vistas. The private, English-inspired garden features a brick patio, greenhouse, and winding pathways for an idyllic retreat. Freshly painted throughout, this home also offers a rare attached two-car garage and spacious driveway.



All within walking distance to the LRT, schools, parks, pathways, and minutes to SAIT, the U of C, downtown, and shopping—this is a tranquil inner-city oasis not to be missed.

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257654    |
| Price          | \$1,499,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,109       |
| Acres          | 0.13        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1235 16a Street Nw            |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N2C9                        |

**Amenities**

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

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Pantry, Vaulted Ceiling(s)                                           |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                                                                                  |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Views, Greenbelt, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                       |
| Construction      | Stucco, Wood Frame, Wood Siding                                                                                       |
| Foundation        | Poured Concrete                                                                                                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 2                    |
| Zoning         | RC-G                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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