1640 16 Street SE

Calgary | Active | MLS® A2350781

$1,800,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2021**	**2,893.67 sq. ft.**

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Listed by RE/MAX First

A closer look

EXCEPTIONAL CRAFTSMANSHIP. TIMELESS DESIGN. A HOME UNLIKE ANY OTHER.
Some homes simply need to be experienced in person to be fully appreciated. Discover this custom-built residence in historic Inglewood, offering over 4,200 sq. ft. of developed living space and exceptional craftsmanship throughout. Built with insulated concrete forms (ICF) from foundation to roofline, the home features hydronic in-floor heating, an elevator serving all levels, central air conditioning, Gemstone exterior lighting and a heated, insulated triple detached garage.

Inside, soaring ceilings, rich hardwood floors and custom millwork create a warm, sophisticated atmosphere, while thoughtfully positioned windows invite abundant natural light throughout. A front office welcomes you near the entrance, while the main floor opens into generous living, dining and kitchen spaces designed for comfort and entertaining. The chef-inspired kitchen features granite countertops, premium appliances including a built-in Miele coffee machine, steam oven, wall oven and dishwasher, two full-size refrigerators with freezer compartments, an oversized island, extensive cabinetry and a pantry. Patio doors lead to the landscaped backyard, while a separate side entrance opens to a mudroom with sink and cabinetry. A powder room completes the main level.

Upstairs, two beautifully appointed bedroom suites offer privacy and comfort. The primary retreat features a tray ceiling, custom walk-through dressing room with built-ins and direct access to the laundry room. Its luxurious 5-piece ensuite features a steam shower, air-jet soaker tub and an expansive vanity with dual sinks. The second bedroom offers a custom walk-in closet and private 4-piece ensuite with an air-jet tub. An open bonus room, originally designed as a third bedroom, offers flexibility for a future bedroom or additional living space, subject to required approvals. An upper-level beverage centre with sink, bar refrigerator, dishwasher and custom cabinetry adds convenience.

The fully finished lower level offers two additional bedrooms, a spacious family and recreation room, fitness area, full bathroom, custom wet bar, additional laundry and abundant storage. An ideal space for guests, family and entertaining.

Outside, landscaped grounds feature an expansive composite deck, patio and multiple seating areas. Other highlights include 200-amp electrical service, central vacuum, integrated ceiling speakers, skylights, upgraded insulation and wider hallways and doorways for enhanced accessibility.

Located in historic Inglewood, winner of the Canadian Institute of Planners' 2014 Great Neighbourhood Grand Prize and recognized among Canada's coolest neighbourhoods by Maclean's in 2026, this exceptional home is steps from the Bow River pathways, parks, boutique shops, acclaimed restaurants and local breweries. A rare combination of exceptional craftsmanship, come together in one of Calgary's premier neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350781

Bedrooms	4
Bathrooms	4
Year Built	2021
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,893.67 sq. ft.
Main Level Finished Area:	1,391.67 sq. ft.
Upper Level Finished Area:	1,502 sq. ft.
Below Grade Finished Area:	1,374.33 sq. ft.
Acreage:	No
Lot Area:	4,542 sq. ft.
Lot Frontage:	35'1"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2021 (Age: 5)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	2

Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	734FQ
Heating:	In Floor, Hot Water, Natural Gas
Basement:	Full, Finished, Other
Foundation:	ICF Block
New Constr.:	No
Construction Material:	ICFs (Insulated Concrete Forms), Stone, Stucco, Veneer
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Mantle
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement, Laundry Room, Multiple Locations, Upper Level
City Quadrant:	Southeast
Community:	Inglewood
Appliances:	Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer

Inclusions:	Includes three dishwashers, two bar fridges, and two sets of washers and dryers, Kinetico water treatment system, Ghroe water purification system, Gem Stone light controller, 2xSonos sound system controllers, Herdio sound system
Restrictions:	Airspace Restriction
Main Floor	Entrance · 13'1" × 5' ·
Main Floor	Office · 11' × 9' ·
Main Floor	Kitchen · 18'3" × 10'5" ·
Main Floor	Dining Room · 13'4" × 9'10" ·
Main Floor	Living Room · 17'4" × 13'8" ·
Main Floor	Mud Room · 9'10" × 6'8" ·
Upper Level	Bonus Room · 15' × 9'10" ·
Upper Level	Bedroom - Primary · 14'2" × 13'8" ·
Upper Level	Bedroom · 15'5" × 11'5" ·
Upper Level	Laundry · 10'3" × 6'5" ·
Basement	Family Room · 21'10" × 14' ·
Basement	Exercise Room · 14'8" × 10'8" ·
Basement	Laundry · 10'1" × 8'4" ·
Basement	Bedroom · 16'10" × 10'3" ·
Basement	Bedroom · 11'10" × 11'6" ·
Basement	Storage · 10'5" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Smart Home, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data
Exterior Features:	BBQ gas line, Lighting, Private Entrance, Private Yard, Rain Gutters

Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1640-16-street-se-calgary-a2350781/

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