

\$1,449,900 - 1235 16a Street Nw, Calgary

MLS® #A2257654

\$1,449,900

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 shoppingâ€”this is a tranquil inner-city oasis not to be missed.

Built in 1988

Essential Information

MLS® #	A2257654
Price	\$1,449,900
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, Street Lighting, Views, Greenbelt
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	26
Zoning	RC-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.