

\$1,775,000 - 306 16 Street Nw, Calgary

MLS® #A2202467

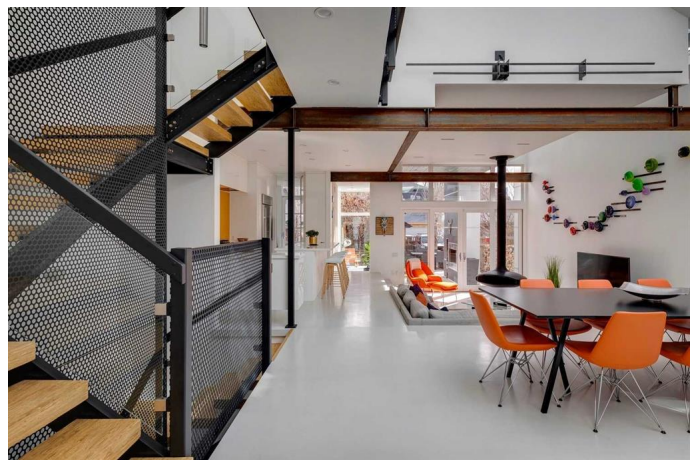
\$1,775,000

4 Bedroom, 4.00 Bathroom, 2,564 sqft

Residential on 0.11 Acres

Hillhurst, Calgary, Alberta

Designed by acclaimed Debicki Speta Design, this architecturally significant property is straight out of the pages of *Dwell* magazine. Extensive light studies were conducted prior to construction, resulting in a home that is bathed in natural light throughout the day. The bespoke design features a meticulously curated floor plan that strikes the perfect balance between style & functionality. A standout feature is the sunken living area, which serves as a stunning focal point. It is anchored by a Gyrofocus Fireplace, imported from Germany & honoured as the "world's most beautiful object" at the 2009 Pulchra Design Awards. Sliding doors open to an inviting covered outdoor sitting area, offering a seamless flow between indoor/outdoor living. The contemporary kitchen is a chef's dream, outfitted w/ Sub Zero refrigeration & freezer drawers, a 6-burner gas Bertazonni range, & a panelled Asko dishwasher. Above the dining area, a striking 12-panel glass ceiling allows light to flood the space, enhanced further by custom lighting that creates a warm, inviting atmosphere. A few steps down from the kitchen leads to a bespoke library w/ three walls of windows overlooking the backyard, along w/ a floor-to-ceiling bookshelf. Conveniently positioned at the front of the home, a spacious home office offers privacy & functionality, while two lg mudrooms ensure the home stays organized & clutter-free. Both the main floor & upper levels are equipped with in-floor heating, providing warmth &



comfort throughout the home no matter the season. Reclaimed hardwood stairs, paired w/ a custom iron railing lead to the upper level, where a stunning suspended walkway separates the primary retreat from the 2nd & 3rd bedrooms. The primary suite is a luxurious sanctuary, featuring a generous sleeping area w/ access to a private deck (designed to support a hot tub w/ both hot & cold water). It also includes a spacious walk-in closet & a lavish en-suite bathroom, complete w/ carefully positioned windows to maximize natural light & privacy, along w/ views of the rooftop garden. The 2nd & 3rd bedrooms are both spacious & bright, w/ the option to remove a custom panelled wall between them to create one large bedroom. A beautifully vaulted 4-piece bath completes the upper level. The lower level is equally impressive, w/ large windows that flood the space with natural light. It offers a cozy media area w/ a window bench, a fitness & games area, a full laundry room w/ ample storage, & a guest suite featuring a lg bedroom & a 3-piece bath. The oversized double garage includes in-floor heating for comfort. Set on a 35 x 135-foot lot, the property is just steps from the shops, restaurants, & cafes of Kensington, & a short stroll to the Bow River Pathway System. This home offers a refreshing alternative to the typical spec-built houses across the city, making it a must-see for anyone who values innovative design. Call for more information about this exceptional property!

Built in 2013

Essential Information

MLS® #	A2202467
Price	\$1,775,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,564
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	306 16 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2C1

Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s), Track Lighting
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	In Floor, Fireplace(s), Forced Air, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside, Wood Burning, Free Standing, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle, Membrane
Construction	Composite Siding, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.