

# \$4,398,000 - 1111 16a Street Nw, Calgary

MLS® #A2232565

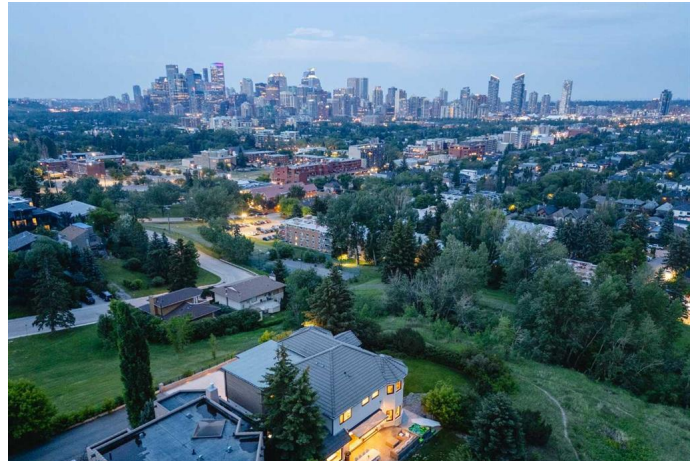
**\$4,398,000**

4 Bedroom, 6.00 Bathroom, 3,905 sqft

Residential on 0.15 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Introducing The Glasshaus â€” a rare and remarkable offering in Calgaryâ€™s coveted Briar Hill. Perched on a prime ridge lot with panoramic views from east to west and bordered by protected green space, this home offers iconic architecture, privacy, and distinction rarely found in the inner city. Reimagined from the studs with nearly \$3 million in upgrades â€” including new electrical, plumbing, HVAC, triple-pane windows, and custom structural reengineering â€” The Glasshaus is a seamless expression of comfort, functional beauty, refined living, and purposeful minimalism. Smooth stucco, brick detailing, and composite wood-look siding wrap the exterior in a sophisticated, warm-modern finish. Gaulhofer triple-pane windows from Austria, paired with a solar film, provide exceptional energy efficiency, sound attenuation, and soft natural light throughout the day. The entry opens to a 19-foot foyer anchored by the sculptural Apparatus Studio "Cloud" chandelier, floating beneath an architectural window and setting the tone for the artful design within. Airy living spaces flow around a dramatic, climate-controlled glass wine cellar, the centerpiece of the home. The Italian Pedini kitchen â€” with integrated Miele appliances, a curved quartz island, Matthew McCormick pendants, and handle-free cabinets â€” is a functional space for those with a passion for culinary arts. Finishes include Spanish hardwood flooring, Italian tile, and New Zealand wool carpet. A Control4



system manages lighting, blinds, audio, video, temperature, intercom, and security. Bowers & Wilkins speakers deliver rich sound throughout. The main level also includes a soundproof office with custom millwork and leather upholstery, a designer powder room, and laundry with quartz surfaces and smart storage. The architecturally striking, curved stairwell leads to the upper level where four bedrooms each include an ensuite, spacious walk-in closets, motorized blackout blinds, and incredible sunrise and sunset views. The primary suite features a downtown-facing, custom-designed bed wall, a double-sided fireplace, a built-in wardrobe, and a spa-inspired ensuite with radiant quartz counters, "gold" European fixtures, a freestanding tub, a frameless glass shower, and a Japanese-style smart toilet. The lower level hosts a second wine cellar, a wet bar, a state-of-the-art home theatre system, a glass-enclosed gym with cork flooring, a steam spa bathroom, and an open recreation space. Radon mitigation system, water filtration, UV air purification, and a whole-home fire suppression system add peace of mind. Exterior upgrades include full concrete work, electric awnings, and a multi-sport court. The heated garage accommodates three vehicles with lift potential. A future-ready residence of this caliber and privacy is a rare opportunity.

Built in 1992

**Essential Information**

MLS® #	A2232565
Price	\$4,398,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,905

Acres	0.15
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1111 16a Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2C9

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Smart Home, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Other, Oven-Built-In, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Awning(s), Other, Private Yard, Basketball Court
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Level, No Neighbours Behind, Private, Rectangular Lot, Underground Sprinklers,

	Views, Secluded
Roof	Concrete
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	80
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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