

# \$3,999,900 - 1111 16a Street Nw, Calgary

MLS® #A2232565

**\$3,999,900**

4 Bedroom, 6.00 Bathroom, 3,905 sqft

Residential on 0.15 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

OPEN HOUSE October 25th 2-4PM. The Glasshaus is a REMARKABLE offering in Calgary's coveted Briar Hill. This lock-and-leave luxury residence is perched on an ULTRA-EXCLUSIVE ridge lot surrounded by PARKLAND on three sides, offering unmatched PRIVACY and PANORAMIC VIEWS from east to west. A true retreat in the heart of the city, The Glasshaus blends iconic architecture with a low-maintenance lifestyle – perfect for those seeking sophisticated living without compromise. REIMAGINED FROM THE STUDS with nearly \$3 million in upgrades – including new electrical, plumbing, HVAC, triple-pane windows, and custom structural reengineering – 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 – with integrated Miele appliances, a curved quartz island,



Matthew McCormick pendants, and handle-free cabinets – 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 IMMENSE 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. Advanced Radon mitigation, 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 3-vehicle garage offers lift potential. A one-of-a-kind residence, redefined for effortless living. Schedule your private showing today.

Built in 1992

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2232565    |
| Price  | \$3,999,900 |

|                |             |
|----------------|-------------|
| 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

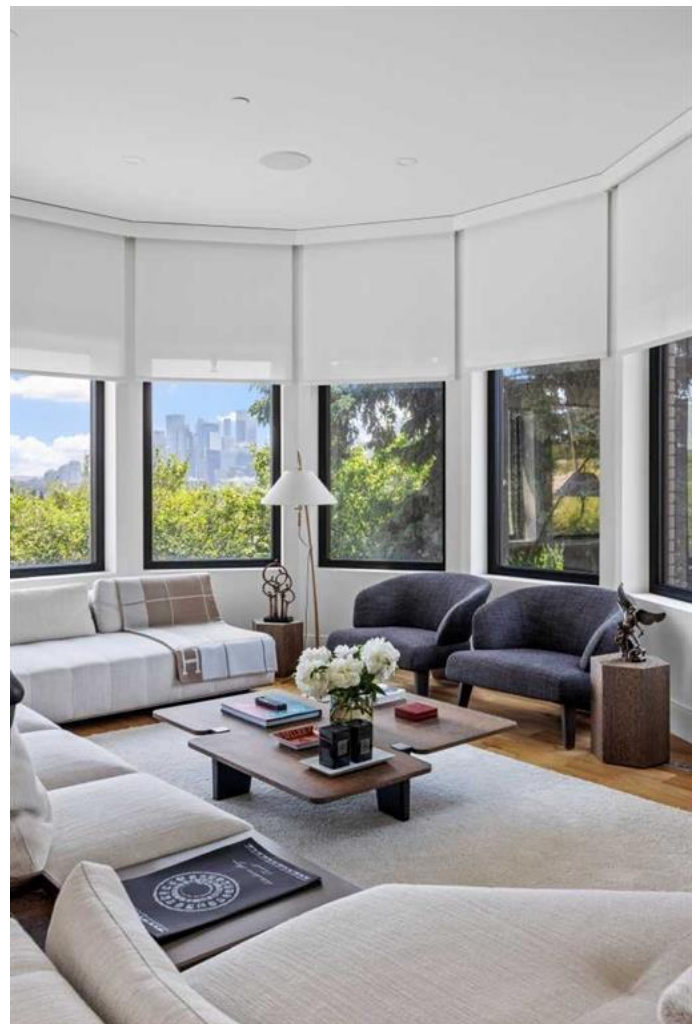
|             |                               |
|-------------|-------------------------------|
| Address     | 1111 16a Street Nw            |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province  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

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                              |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, 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, Walk-In Closet(s), Wet Bar, Smart Home |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator, Other   |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                            |
| # of Fireplaces   | 3                                                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                            |



|          |      |
|----------|------|
| Basement | Full |
|----------|------|

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Awning(s), Basketball Court                                                                            |
| Lot Description   | Backs on to Park/Green Space, Environmental Reserve, Level, No Neighbours Behind, Private, Rectangular Lot, Views, Secluded |
| Roof              | Concrete                                                                                                                    |
| Construction      | Brick, Composite Siding, Stucco                                                                                             |
| Foundation        | Poured Concrete                                                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 137             |
| Zoning         | R-CG            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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