

\$1,599,000 - 4024 16a Street Sw, Calgary

MLS® #A2095760

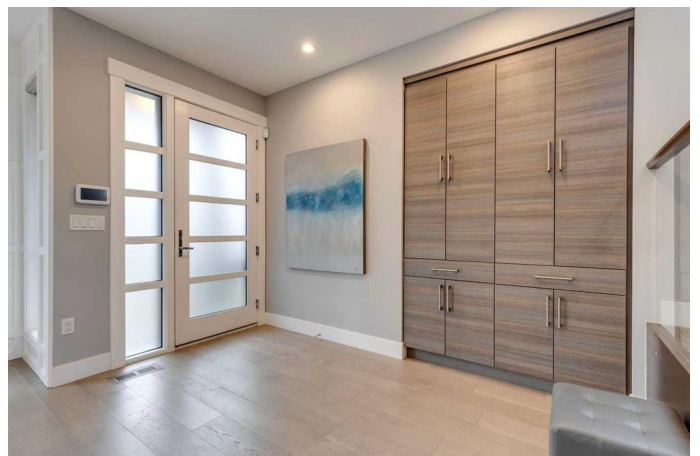
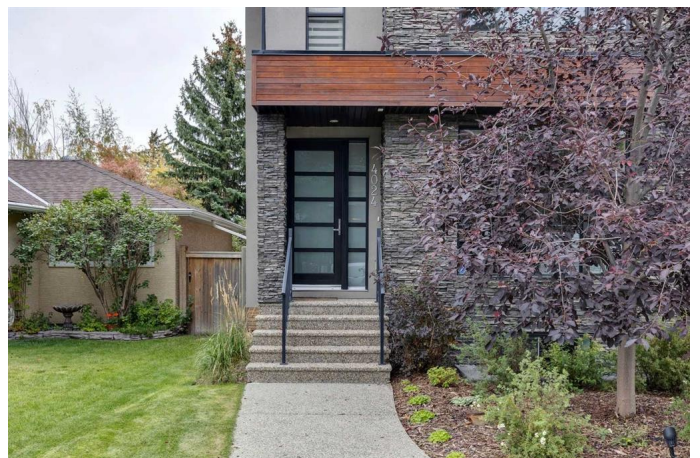
\$1,599,000

4 Bedroom, 4.00 Bathroom, 2,247 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Every once in a while, a TRULY EXCEPTIONAL HOME comes onto the market. This is that home situated in the heart of the esteemed inner-city community of Altadore. It was built just prior to the costs of high-end building materials hitting the stratosphere, making them prohibitively expensive for new builds, while THIS HOME IS CONSTRUCTED WITH THOSE HIGH-END MATERIALS and displays EXCEPTIONAL DESIGN AND CRAFTSMANSHIP THROUGHOUT. Subsequently it has been UPGRADED and immaculately maintained, leaving it in show home condition for you! Skillfully planned with care, this WALKOUT home, invites both indoor and outdoor living and entertaining with expansive DOUBLE SLIDING doors leading to BOTH upper and lower decks. Relax in front of the floor to ceiling tile wall featuring a gas fireplace in the truly spacious great room with its beautifully coffered ceiling, built-in display cabinetry and shelving plus additional built-in storage. Hosting family and friends is a joy in the expansive dining room or on the large sunny deck, and prepare your gourmet and family meals in the chef's kitchen with gas cooktop and built-in ovens. The DAZZLING MASTER SUITE on the second floor features a double-sided fireplace, fabulous walk-in closet, and lavish 5-piece ensuite with a spacious stand-alone shower, inviting soaker tub, dual sinks and skylight. Two additional large bedrooms on the upper level are perfect



for children or guests who will enjoy the main 4-piece bath. Another outstanding feature on the upper level is the large laundry room boasting a deep sink and ample storage. The lower level was finished during construction and displays the same high-quality materials and craftsmanship as the rest of the home. It offers a 4th bedroom, 4-piece bath, home gym, and large family room, with built-in wall unit and wet bar. The family room opens to a covered stamped concrete patio and back yard with sidewalk leading to the double garage. The garage is insulated, wall-boarded and painted, and features slat wall and racks for convenient storage options. Amongst the many additional features of this well-loved home include in-floor heating in the gleaming lower-level “Titanium Metallic Epoxy”™ concrete floors, Merino 7.5'x1/2' white oak engineered hardwood through the main and upper floors, custom window coverings, built-in speakers, water softener, and top-of-the-line air conditioning. Don’t miss this outstanding home, it is immaculate! just move in and enjoy! Please check out our video!

Built in 2014

Essential Information

MLS® #	A2095760
Price	\$1,599,000
Sold Price	\$1,575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,247
Acres	0.08
Year Built	2014
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4024 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4K8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave Hood Fan, Washer, Water Softener, Window Coverings
Heating	Boiler, Central, In Floor, Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Double Sided, Gas, Great Room, Heatilator, See Through, Tile
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Covered Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle

Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 1st, 2023
Date Sold	March 15th, 2024
Days on Market	105
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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