

\$1,399,000 - 3932 16a Street Sw, Calgary

MLS® #A2095970

\$1,399,000

4 Bedroom, 4.00 Bathroom, 2,649 sqft

Residential on 0.09 Acres

Altadore, Calgary, Alberta

Welcome to this stunning home, designed by Marvin DeJong, nestled in one of Calgary's most sought-after neighborhoods. As you step into the gracious foyer, you'll immediately notice the private office on your right, complete with sliding doors - perfect for work-from-home days.

This delightful four-level home boasts over 3600 square feet of thoughtfully designed space. The open concept main floor bathes each room in natural light, accentuating the impressive high ceilings, exquisite crown mouldings, and rich hardwood floors. The living area, anchored by a cozy gas fireplace, flows seamlessly into the extraordinary chef's kitchen. Here, culinary dreams come true with a large granite island, stainless steel appliances including a Wolf gas cooktop, double Dacor wall ovens, and a built-in Dacor coffee maker.

The color palette of celadon, butternut, and linen adds an air of sophistication throughout the home. On the second level, the Principal Bedroom is a peaceful sanctuary featuring a walk-in closet, two-way fireplace, and a luxurious 5 pc spa-like ensuite. Two additional bedrooms on this level offer vaulted ceilings and beautiful site lines.

The third level is versatile, perfect as a homework space, games room, or play area. The fully developed walk-out basement



features in-floor heating, a media centre with projector, a home gym, guest bedroom, and 4 pc bath.

Outdoors, the professionally landscaped yard with an underground sprinkler system invites relaxation. Enjoy the beautiful hot tub, or explore the oversized heated double garage with additional attic storage.

With \$125,000 in upgrades, this home is move-in ready. Its location offers the perks of inner-city living, close to schools, parks, eateries, and a quick commute to downtown Calgary. This property isn't just a home; it's a masterpiece in living.

Built in 2005

Essential Information

MLS® #	A2095970
Price	\$1,399,000
Sold Price	\$1,335,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,649
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	3932 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 4K8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Level, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 3rd, 2023
Date Sold	February 25th, 2024
Days on Market	84
Zoning	R-C2
HOA Fees	0.00

Listing Details

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.