

\$1,088,000 - 4321 16a Street Sw, Calgary

MLS® #A2123451

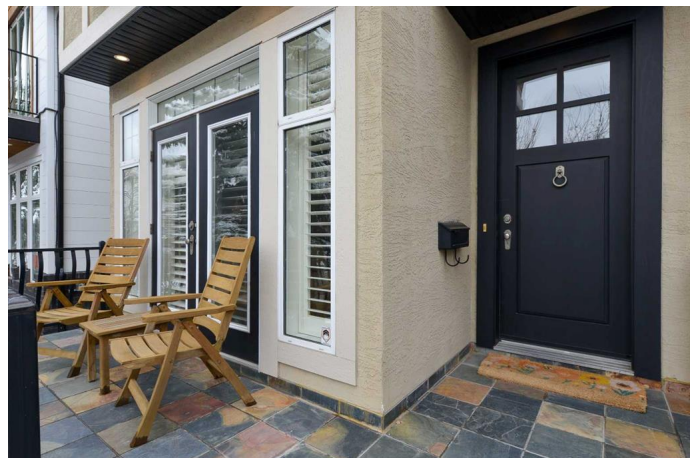
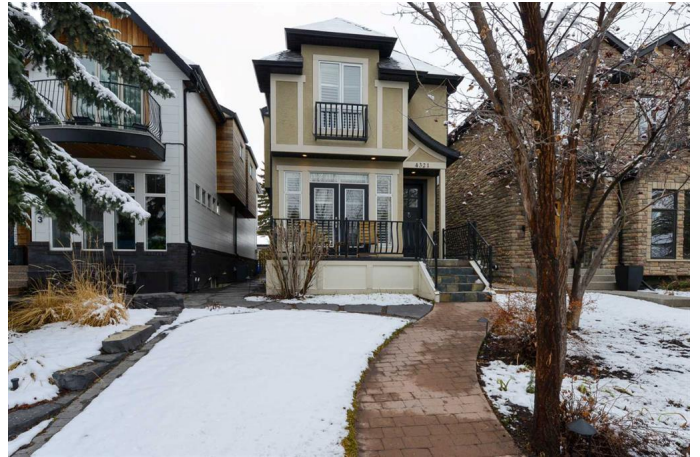
\$1,088,000

3 Bedroom, 4.00 Bathroom, 1,864 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

This fabulous detached 2 story home is located on highly desirable 16a Street well known as a non-cut through street in the heart of Altadore, just a few short blocks to the very popular River Park. The inviting front veranda can be accessed through French doors off the living room providing a perfect spot for morning coffee. The custom solid wood front door opens to the sun-drenched living room featuring custom built in cabinetry and an elegant three-sided gas fireplace. The well-designed chef's kitchen features newer Samsung appliances, granite countertops, a designer inspired custom built in breakfast table, and ample storage. The dining area could also be a family room and is centered around the stunning copper fireplace. The back features a mud room, discreet powder room, and an additional deck door to the WEST facing backyard. A stunning spiral staircase leads you to the second level with an abundance of natural sunlight throughout the day. The huge primary bedroom with vaulted ceilings, reading area, a large walk-in closet and additional dual sided gas fireplace opening to the gorgeous spa ensuite is a true oasis. The large second and third bedrooms share a jack and jill bathroom. An upper laundry room completes this level. The lower level offers under slab heating, sophisticated polished concrete flooring, a den currently set up as a guest room, full bathroom, and large recreation room. The low maintenance WEST FACING BACKYARD has been recently



landscaped with paving stones and accent lighting leading to the double car garage and paved back alley. This well-maintained home with a new furnace in 2024, Newer roof (5 years) and recently landscaped yard front and back will not disappoint. Playgrounds and great schools nearby including Altadore School, Rundle Academy, St. James School, Dr. Oakley School, Masters Academy, Central Memorial High School, and Mount Royal University. Close to downtown, Glenmore Athletic Park and Aquatic Center, Marda Loop.

Built in 2002

Essential Information

MLS® #	A2123451
Price	\$1,088,000
Sold Price	\$1,160,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,864
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4321 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4L6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 23rd, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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