

\$1,795,000 - 3819 16a Street Sw, Calgary

MLS® #A2126111

\$1,795,000

5 Bedroom, 5.00 Bathroom, 2,472 sqft

Residential on 0.09 Acres

Altadore, Calgary, Alberta

Welcome to this stunning custom built home, designed in conjunction with Paul Lavoie Interior Design, primely situated directly across from Kiwanis Park on a quiet street. Not only is this home captivating outside with its professional landscaped front and back, but luxuriously designed inside to showcase over 3,700 sq ft of upgraded living space. Stepping inside a grand foyer, the allure of the high-end finishes, designer light fixtures, integrated speaker system, 9' ceilings on all levels, maple hardwood floors throughout the main and upper halls, and abundance of natural light enhance the beauty of the interior, fostering an airy welcoming atmosphere. A front formal office offers the utmost privacy for work and is separated from the main living areas. A quaint family room is ideal for quiet evenings while the open concept main living area is designed for entertaining. The kitchen is a culinary dream come true with floor to ceiling cabinetry, professional 6 burner Viking gas stove, Asko dishwasher, and vast centre island where friends and family can gather around. The adjacent dining area offers a custom bar, including wine fridge, and guests can gather in the family room around the cozy gas fireplace. Carpet runners line the stairs as you make your way to the second level presenting a full bathroom, with in-floor hydronic heating, convenient laundry room with sink, and 3 generous bedrooms, including the primary. The tranquil primary retreat spans the front of the home and offers a private balcony with



park and downtown views, a spacious walk-in closet with custom built-ins, uniquely designed 2pc water closet, and 2-way fireplace into the full 4pc serene ensuite, complete with in-floor hydronic heat, soaker tub, his/her sinks and glass enclosed shower. Plush wool carpets lead you down to the fully finished basement; a true haven for entertainment and relaxation. A spacious family/rec room offers plenty of space to unwind for family movie nights or catch the big game on the 8' screen with projector, while a full bath with in-floor hydronic heating and two additional bedrooms can accommodate guests or teens. Outside, the fully landscaped WEST exposed backyard is designed to be your personal oasis - beautiful yet low maintenance, a true testament to the art of harmonious living. Natural gas hard piped fire-table is perfect for those cooler Calgary evenings, while kids can enjoy the sport court, maximizing the yard usage to the fullest. Professional lighting and irrigation is continued in the back and access to your fully insulated and heated double detached garage. Keep your heart racing with excitement as you realize you're only minutes away from the off-leash dog park, Glencoe Club, the shops, cafes, and restaurants of trendy Marda Loop, and several top notch schools. This sophisticated home has it all in an unsurpassable location!

Built in 2006

Essential Information

MLS® #	A2126111
Price	\$1,795,000
Sold Price	\$1,801,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2

Square Footage	2,472
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3819 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4K7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated

Interior

Interior Features	Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Underground Sprinklers, Yard Lights, Private, Rectangular Lot, Treed, Views

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 29th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.