

\$2,435,000 - 4603 16a Street Sw, Calgary

MLS® #A2134451

\$2,435,000

5 Bedroom, 5.00 Bathroom, 3,699 sqft

Residential on 0.14 Acres

Altadore, Calgary, Alberta

OPEN HOUSE: MAY 25 2-4PM Constructed by Niro Development, this inner-city home encapsulates everything you desire. Nestled in the sought-after community of Altadore, this 2-story residence rests gracefully on a picturesque tree-lined street, mere steps away from one of Altadore's finest parks. Boasting over 5500 sqft of living space and an open floor plan, this home effortlessly caters to both daily family life and entertaining.

Upon entry, natural light floods the home, illuminating every corner. To the left of the foyer, a custom office welcomes you, while opposite lies a bright and airy dining room, ideal for hosting elegant gatherings. A walk-through pantry and bar seamlessly link the kitchen and dining space for added convenience. The heart of the home is a spacious living area that connects seamlessly to the chef's kitchen—a culinary haven adorned with high-end stainless-steel appliances, a gas stove, Quartz countertops, and abundant full-height cabinets. An oversized island stands ready for casual gatherings, while the warm and inviting living room, with its coffered ceiling, gas fireplace, and rich-toned flooring, balances intimacy with an open layout. Completing the main floor is a mudroom boasting ample storage through custom built-ins.

Upstairs hosts 4 bedrooms, 2 with private ensuites and 2 sharing a Jack and Jill



bathroom. Each generously-sized bedroom features attached bathrooms and walk-in closets, ensuring comfort and space for all. The primary bedroom serves as a serene sanctuary, with soft, ambient lighting conducive to relaxation and rejuvenation. Its ensuite mirrors a luxurious spa, offering a centerpiece soaking tub positioned beneath a window, complemented by a spacious walk-in shower crafted from luxurious materials. The upper level culminates with a full-sized laundry room for added convenience.

The basement epitomizes versatility and comfort, housing a well-organized storage area, a fully-equipped gym to encourage fitness routines, a cozy bedroom for relaxation, and a sleek bathroom for convenience. A sophisticated wet bar adds an element of entertainment and luxury, creating a versatile space designed for both relaxation and recreation.

In addition to the exquisite interior, the home features a triple garage, providing ample space for vehicles and storage. Outdoors, a large patio invites you to enjoy alfresco dining and relaxation, complete with a fireplace that enhances the ambiance, making it perfect for gatherings year-round.

Built in 2016

Essential Information

MLS® #	A2134451
Price	\$2,435,000
Sold Price	\$2,630,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,699

Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4603 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4L8

Amenities

Parking Spaces	5
Parking	Triple Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Other, Outside, See Remarks, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 24th, 2024
Date Sold May 26th, 2024
Days on Market 2
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Century 21 Masters

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