

\$1,100,000 - 4006 16a Street Sw, Calgary

MLS® #A2139654

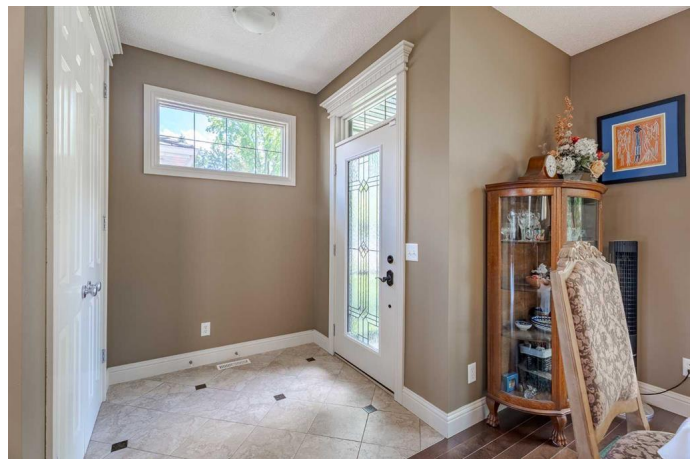
\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,188 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SUNDAY, JULY 21, 11 am- 1 PM Welcome to the coveted neighbourhood of Altadore. This centrally-located, custom-designed four-bedroom, 3.5-bathroom home, built in 2005, offers much to the new owner. Everything from the attractive landscaping to the impeccably kept interior makes this home one you will want to make your own! As you enter the house, you are greeted by an open formal dining room and gleaming hardwood floors. The interior paint colours enhance the look of the custom-designed hardwood cabinetry in the kitchen and living room, making it warm and inviting. Extra windows on the south side add ambient light to the dining area and kitchen. With modern stainless-steel appliances, a luxurious granite island, and an abundance of cabinet space, it's a kitchen you will take pride in. A side door off the dining area leads to the back patio and double detached garage. The east-facing family room allows the morning sun to cascade in, and the gas fireplace is a focal point of the room, adding elegance and warmth. Through the family room's French doors, the balcony is an ideal location to sit and relax with your favourite beverage. A bonus is the stainless-steel BBQ with a gas line hookup, perfect for your evening BBQs. The curved staircase leads to the upper level with two good-sized bedrooms and large closets. The primary bedroom has a beautiful city view both day and night, along with his and hers custom closets. You will be spoiled in



the ensuite with a newly installed walk-in shower, soaker tub, and heated tile floors. Having an upper-floor laundry area eliminates the need to run the stairs. The walk-out basement is the family entertainment area. It includes a complete entertainment system with a 3-D projector, drop-down movie screen, and an incredible 7-point sound system. The fireplace adds to the warmth and comfort of the entertainment area. A full washroom and an extra bedroom/office are ideal for your teenage child or office space. Close to parks, both private and public schools, plus shopping nearby! There is so much more to see and appreciate, so book your private showing now.

Built in 2005

Essential Information

MLS® #	A2139654
Price	\$1,100,000
Sold Price	\$1,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,188
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4006 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T4K8

Amenities

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features Bar, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Oven, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Family Room, Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Few Trees, Front Yard, Lawn, Landscaped, Views

Roof Asphalt Shingle

Construction Stone, Stucco, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 8th, 2024

Date Sold August 2nd, 2024

Days on Market 55

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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