

\$1,099,900 - 4317 16 Street Sw, Calgary

MLS® #A2144698

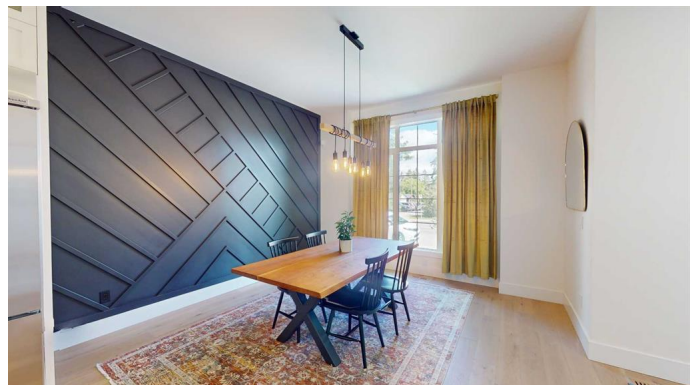
\$1,099,900

4 Bedroom, 4.00 Bathroom, 2,010 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Enjoy experiencing this beautiful home through our innovative 3D tour. Just steps away from Rundle Academy and Altadore School, this 2022 new build is ready to move into. Upon entry to this home, you'll immediately be impressed with white walls, light maple hardwood floors and 9 ft tall ceilings. Off to your right, you will discover an open and inviting dining room with a gorgeous feature wall. Continue into the home, where you'll find an open and bright kitchen that has a large quartz island with breakfast bar that seats four, stainless steel appliances, lots of countertop space, pantry and soft close cupboards. The kitchen looks onto the family room that is situated by a large west window that enjoys sunlight throughout the day. You'll love the beautiful brick fireplace that runs all the way up to the ceiling complete with built in floating shelves. The back entry is private with a closed off door and has a locker area, bench and closet for coming in through your double car detached garage. Step outside into the west facing backyard to enjoy the cement patio and grassy area. Back inside, take the hardwood stairs up to find three big bedrooms, including a primary bedroom that has an exquisite feature wall, a barn door and a tranquil spa-like ensuite with heated floors, an upscale soaker tub & oversized shower with rain head, body sprayers and an adjustable wand shower head. At the top of the stairs there is a convenient work area that enjoys natural light from a large window and is



the perfect place for those who want to work from home. Completing the top floor is a laundry room that has it's own sink and lots of enclosed cupboards for storage. Downstairs, you will find a large open living room perfect for the big screen TV and family/friend gatherings that has it's own custom built-in bar area for drinks and snacks. There is an enclosed gym area with glass window and mirrors, a 4th bedroom with big window & walk in closet and 4 pce bath. The basememt was finished by the builder and carries the same standards of the top two floors. Other upgrades include A/C, in-floor heat in the basement and built in speakers on every level. This home shows a 10/10 and is full of custom finishings that sets it apart from the rest. Altaodre is a walkable neighbourhood that offers so much including local coffe shops & restaurants, River park, Sandy bech, easy transit options and a quick downtown commute. This is the home and location that you've always wanted!

Built in 2022

Essential Information

MLS® #	A2144698
Price	\$1,099,900
Sold Price	\$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,010
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4317 16 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4J1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Sump Pump(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven, Range, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	August 3rd, 2024
Days on Market	37
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX Landan Real Estate

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