

\$1,099,000 - 4512 16a Street Sw, Calgary

MLS® #A2178144

\$1,099,000

4 Bedroom, 4.00 Bathroom, 1,848 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

OPEN HOUSE Sunday 2-4 pm. Welcome to this exceptional custom home in Altadore. Located on a quiet street, you can enjoy inner city convenience with a serene residential setting. This lovely home was planned and built by Janssen Homes' owner with care and deep attention to detail. As you approach the house this care is immediately apparent: the walkway is exposed aggregate, the front is clad in cultured stone, and the whole home has triple pane windows with aluminum cladding. Entering, you are greeted by a foyer with plenty of room and storage. The main floor is an open plan however the living room is distinct from the dining and kitchen area. The living room features a modern linear gas fireplace with site finished built-in maple cabinetry flanking the stone surround. Moving on to the rear of the house is the kitchen and dining area. This kitchen is such a pleasure to work in! Storage has been maximized with full height cabinets and clever drawers in the pantry. There is even a dedicated pull-out spice rack beside the stove. There are plenty of drawers and the stone countertops and full height tile backsplash are both beautiful and make cleaning up a breeze. The appliances are top of the line: Meile dishwasher, Jennair gas range, and a unique easy to use drawer microwave. The island seats 4 and provides plenty of working space. The adjacent dining area seats up to 8 with loads of room for family dinners and entertaining. Large sliding doors lead directly out to the deck which is covered



so you can extend the season. Your other access to the back yard is through the mudroom which features maple lockers, tons of storage and a bench, again all site-built and finished. The back yard has privacy screening, and is low maintenance with hard scaping, an exposed aggregate patio, and garden beds. This leads seamlessly to the detached garage which is insulated, drywalled, and has a new epoxy floor. Back inside and upstairs you will find two generous secondary bedrooms with a main bath, a large laundry room with built in cabinetry, a laundry sink, and granite counters. Rounding out the upper floor is a truly luxurious primary suite. The primary bedroom features room for a king bed including details such as light switches on either side of the bed, a private balcony, walk-in closet, and a sumptuous ensuite. This ensuite is a dream with heated floors, a gorgeous free-standing tub, a separate water closet, and a large vanity with 2 sinks and all the storage you need. And this shower: it has a stone bench, body sprays, and heated floors! Finally, we head to the basement. It is fully developed and a great space to entertain in, with a rec room that features a lovely bar, 9' ceilings, and in slab heat. It also boasts a large bedroom that has an equally large walk-in closet with melamine built-ins, and a full bath finished to the same high standard as the rest of the house.

Built in 2015

Essential Information

MLS® #	A2178144
Price	\$1,099,000
Sold Price	\$1,120,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,848
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	4512 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4L7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, Granite Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt
Construction	Stone, Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	November 13th, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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