

# \$949,900 - 4407 16a Street Sw, Calgary

MLS® #A2223663

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,038 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Located on a beautifully tree-lined street in the heart of sought-after Altadore, this lovely 3+1 bedroom home offers over 2900 sq ft of developed living space. The main level presents hardwood floors, high ceilings & elegant crown moulding, showcasing the living room with corner feature fireplace which flows effortlessly into a spacious dining area with ample space to hold a family gathering or dinner party. The kitchen is tastefully finished with granite counter tops, island/eating bar, plenty of storage space & stainless steel appliances. A cozy breakfast nook overlooks the back yard plus a built-in desk & cabinets is the perfect space for work from home days. Completing the main level is a 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room. The primary retreat with Juliet balcony boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. The second bedroom features double doors & skylight, while the third bedroom includes a Juliet balcony. Basement development features a large recreation room with wet bar, flex space (great for a home gym), fourth bedroom & 3 piece bath. Outside, enjoy the captivating sunny west back yard with deck, large patio, newer low maintenance landscaping & access to the double detached garage. The location is incredibly convenient, walking distance to scenic River Park & close to trendy Marda Loop, Glenmore Athletic Park, excellent schools, shopping, public transit &



easy access to 50th Avenue & Crowchild Trail.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2223663               |
| Price          | \$949,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,038                  |
| Acres          | 0.07                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4407 16a Street Sw |
| Subdivision | Altadore           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4L6            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Crown Molding, Track Lighting |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window                                                                                                                         |

|                 |                |
|-----------------|----------------|
|                 | Coverings      |
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 26             |
| Zoning         | R-CG           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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