



GRASSROOTS
REALTY GROUP

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4120 16 Street SW
Calgary, Alberta

MLS # A2296990



\$1,049,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,989 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Wet Bar		

Inclusions: None

Discover elevated inner-city living in the heart of Altadore—where modern luxury meets an unbeatable lifestyle. Perfectly positioned just steps from River Park, Sandy Beach, and the scenic Elbow River, and only minutes to the vibrant energy of Marda Loop and 17th Avenue, this location offers the ultimate blend of urban convenience and natural beauty. With top-rated schools nearby and effortless access to downtown via Crowchild Trail or transit, every element of city living is at your fingertips. From the moment you arrive, the home captivates with a bold, Tuscan-inspired interior. Inside, a sun-filled front den/office area sets the tone for sophisticated living. At the heart of the home, a chef-inspired kitchen is masterfully crafted with full-height custom cabinetry, sleek surfaces, perfectly anchored by an oversized island designed for both entertaining and everyday living. The adjoining living space invites relaxation with an adobe-inspired fireplace and refined ambiance, designer powder room add a layer of quiet, European-inspired luxury to the main floor. Upstairs, retreat to your private sanctuary. The primary suite offers a tranquil escape, complete with a spacious walk-in closet and a spa-caliber ensuite featuring dual vanities, a deep soaker tub, and a beautifully tiled shower. Two additional bedrooms, a stylish full bath, and an upper-level laundry room provide comfort and practicality for modern living. The fully finished lower level walk out expands your living experience with a spacious recreation room, wet bar, media zone, fourth bedroom, and full bath—ideal for entertaining, hosting guests, or simply enjoying everyday life to the fullest. The fully landscaped backyard offers privacy and features a double car garage. Set in one of Calgary’s most sought-after communities, this exceptional Altadore home delivers a rare combination of

location, design, and livability. In the heart of Altadore, where location meets impeccable design, this residence is crafted to grow with you and elevate your everyday living.