



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4305 16 Street SW
Calgary, Alberta

MLS # A2315436



\$895,000

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,765 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	\$ 569
Basement:	None	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Walk-In Closet(s)		

Inclusions: None

Welcome to 4305 16 St SW, a premier brownstone style townhouse in the heart of Altadore. The gorgeous exterior is appointed with real brick and metal detailing for an air of sophistication and luxury. Right as you walk into the home you are greeted with luxury finishings, hardwood floors, and a spacious foyer with an attached mudroom. The double attached garage makes those cold winter mornings that much easier and provides ample room for all your summer toys as well. As you walk up the stairs you enter a spacious open concept living room and kitchen. The windows provide generous natural light to enjoy your morning coffee. With high end appliances, ample counter space and thoughtful cabinetry layouts, the kitchen is a chef's dream. Steps away is an oversized built in dining nook for entertaining or a quiet evening at home. The balcony off the kitchen features a barbeque and full Phantom Screens to block wind, enhance privacy, and retain heat during chilly evenings. The upper level features a large primary suite with attached ensuite and a walk-in closet. Luxury finished run throughout, with beautiful tile work, lighting fixtures, and built in cabinetry. The rest of the upper level is finished off with two additional bedrooms that could be set up either as living space or converted into an office. All rooms have closets and there is an additional full bathroom upstairs. Beyond the craftsmanship and elegance of the home, it is also in one of the most desirable pockets of Calgary, steps away from cafes, restaurants, and River Park. Truly combining the best of all worlds, this is a property that will complement and enhance a luxurious lifestyle. Book a showing today to come experience brownstone style living in Calgary!