



4205 16 Street SW
Calgary, Alberta

MLS # A2321820



\$939,000

Division:	Altadore		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,512 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Carport, Covered, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, No Smoking Home, See Remarks, Separate Entrance, Storage		

Inclusions: BBQ

Exceptional Altadore investment opportunity featuring 3 self-contained suites, including a registered 2-bedroom basement legal suite. The property offers a 2-bedroom main floor suite with fireplace, a 1-bedroom upper illegal suite with private balcony, and a 2-bedroom lower suite with fireplace and storage. Extensive improvements include a complete rebuild of the basement suite to the foundation, legal suite registration, 200-amp electrical service, new roofs on the house, garage and rebuilt carport, renovations to the upper and main floor suites, added in-suite laundry, rebuilt front steps and railing, recent paint, plus a high-efficiency furnace and tankless hot water system. Detached single garage, carport and multiple private entrances. Excellent flexibility for investors or owner-occupants, with potential to combine the main and upper suites while retaining the registered basement suite. Prime Altadore location near Marda Loop, parks, schools and downtown.