



GRASSROOTS

REALTY GROUP

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4216 16 Street SW
Calgary, Alberta

MLS # A2323756



\$1,475,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,078 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Paved, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to this exceptional home in the heart of Altadore, one of Calgary's most sought-after inner-city communities, where modern design, high-end finishes, and an unbeatable location come together to create the ultimate urban lifestyle. Situated on an oversized, 124 ft deep lot, offering 2,900+ sq ft of total developed living space. Thoughtfully crafted with both everyday living and entertaining in mind, this residence offers a bright, open-concept main floor filled with natural light, complemented by a stunning kitchen featuring waterfall countertops, a premium JennAir appliance package, and a large central island. The inviting living room is anchored by a sleek linear gas fireplace and oversized sliding door overlooking the back yard. The stunning open-riser staircase with elegant wood treads and full glass railings, creates a bright, airy focal point that sets the tone for the entire home and serves as a striking architectural statement. Upstairs, the home continues to impress with soaring 10 ft ceilings that elevate the sense of space and light throughout the upper level. The primary retreat is a true standout, featuring a beautifully designed walk-in closet and a spa-inspired ensuite, featuring a tiled steam shower, offers both comfort and modern elegance. The thoughtfully designed upper floor also includes a versatile bonus room area—ideal for a cozy lounge, study, or additional family space—along with well-appointed secondary bedrooms with walk-in closets. The fully developed basement offers a built-in TV media center that creates the perfect setting for movie nights or relaxing evenings. A sleek wet bar adds an elevated touch for entertaining, in-floor heating throughout the basement provides a warm ambiance year-round, while the smartly thought-out layout includes a spacious bedroom ideal for guests. In addition, there is a flexible room that

can easily function as a home gym, kids's playroom, or private office. Outside, enjoy a private outdoor setting with a large deck and a good sized yard along with an insulated and drywalled double garage. Situated in one of Calgary's most desirable inner-city neighbourhoods, this home is just minutes from Marda Loop's vibrant shops, cafes, and restaurants, while also offering quick access to River Park, Sandy Beach, and downtown.