



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4614 16 Street SW
Calgary, Alberta

MLS # A2330797



\$1,250,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,878 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

Architectural presence meets thoughtful design in this beautifully crafted 1,878 SQ FT DUPLEX by WILLIAM BLAKE HOMES, ideally located in the highly desirable community of ALTADORE. Designed with both style and everyday livability in mind, this home offers a unique multi-level layout, sophisticated living spaces, and exceptional indoor-outdoor connection. The lower level welcomes you with a dedicated FOYER as you enter from the SINGLE ATTACHED GARAGE. The spacious LOUNGE is a versatile space perfect for relaxing, entertaining, or creating a private home office or media room. Large doors open directly onto the WALK-OUT PATIO, extending the living space outdoors. A convenient POWDER ROOM completes this level. Upstairs, the MAIN FLOOR is bright, open, and designed for effortless entertaining. The LIVING ROOM flows naturally into the beautifully appointed KITCHEN and DINING AREA, creating a connected space that works equally well for quiet evenings at home or hosting family and friends. Step outside onto the PATIO for an easy extension of the main living area. A second POWDER ROOM adds everyday convenience. The upper level offers TWO GENEROUS BEDROOMS, each providing its own sense of privacy. The PRIMARY BEDROOM features a WALK-IN CLOSET and private 4-PIECE ENSUITE. The spacious SECOND BEDROOM also includes its own 4-PIECE ENSUITE along with a PRIVATE BALCONY—an impressive feature for guests, family, or a second primary-style retreat. Set in one of Calgary's most sought-after inner-city neighbourhoods, this home puts RIVER PARK, pathways, schools, shops, restaurants, and the vibrant MARDIA LOOP district within easy reach. With its distinctive layout, attached garage, multiple outdoor spaces, and quality craftsmanship by

WILLIAM BLAKE HOMES, this Altadore home offers a fresh take on inner-city living—modern, functional, and thoughtfully designed from top to bottom.