



GRASSROOTS
REALTY GROUP

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4113 16 Street SW
Calgary, Alberta

MLS # A2334624



\$950,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,905 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, French Door, Granite Counters, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to where exceptional design meets one of Calgary's most desirable inner-city lifestyles. Ideally located just steps from the boutiques, cafés, restaurants, and everyday conveniences of Marda Loop, and within walking distance to the endless pathways and green space of River Park, this home offers the perfect balance of urban convenience and outdoor living. Inside, rich hardwood floors span the entire main level, creating a warm and sophisticated backdrop for everyday life. At the front of the home, a versatile formal living room with glass French doors offers the perfect space for a home office, reading lounge, or private retreat. Designed for both entertaining and comfortable family living, the open-concept kitchen, dining area, and family room form the heart of the home. The inviting family room is anchored by a cozy gas fireplace, while the spacious kitchen flows effortlessly into the dining area and out to the beautifully landscaped west-facing backyard ideal for summer barbecues, evening gatherings, and soaking up the afternoon sun. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite designed to be your own private sanctuary. Relax in the spa-inspired ensuite and enjoy the convenience of a spacious walk-in closet that completes the retreat. The fully finished lower level provides an expansive recreation room that easily adapts to your lifestyle, whether you envision a media room, home gym, games area, or playroom. A well-appointed 3-piece bathroom adds flexibility for guests and growing families. Enjoy your mornings on the east-facing front porch and your evenings in the beautifully landscaped west-facing backyard. Central air conditioning keeps the home comfortable throughout the summer months, while the insulated and heated detached double garage offers exceptional functionality year-round. This home is about

more than beautiful finishes it's about embracing one of Calgary's most vibrant communities. Walk to your favourite coffee shop, enjoy dinner on a Marda Loop patio, spend weekends exploring River Park's pathways, or simply enjoy coming home to a thoughtfully designed space that complements the lifestyle you've been looking for.