



GRASSROOTS
REALTY GROUP

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4112 16A Street SW
Calgary, Alberta

MLS # A2345931



\$1,650,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,716 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: N/A

This modern three-storey semi-detached infill w/ walkout basement brings a bold, architectural feel to one of southwest Calgary's most loved inner-city communities. With a striking brick exterior, dark contemporary detailing, oversized windows, and a smart multi-level floorplan, it offers the kind of space, flexibility, and design presence that feels both elevated and incredibly livable. Inside, the front foyer is designed to feel polished and practical from the start, with built-in storage, a bench with hooks, and a tucked-away pocket office that creates an ideal spot for work-from-home days, homework, or a quiet command centre. From there, the main floor opens into a bright dining area and a beautifully planned central kitchen, anchored by an oversized island with seating, a double sink, and a seamless connection to the main living spaces. The kitchen is set up for real daily function with a built-in pantry, coffee bar with uppers, full appliance layout, and excellent storage throughout. The living room sits at the back of the home, creating a more private and relaxed feel. A gas fireplace with built-ins adds warmth and structure, while large rear doors open to the back deck and outdoor space, extending the main floor for summer evenings, casual hosting, and everyday indoor-outdoor living. A rear mudroom with bench, hooks, built-in closet, and a powder room keeps the practical side of family life nicely tucked away. Upstairs, the primary suite feels like a true retreat, with a recessed ceiling detail, a generous walk-in closet, and a spa-inspired ensuite complete with dual vanity, walk-in shower, freestanding tub, and built-in bench. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete this level, giving the home a thoughtful balance of privacy, comfort, and convenience. The loft level adds a standout lifestyle element with a spacious

bonus room, standing bar, full bathroom, and private office. The well-sized balcony with a privacy wall creates a rare outdoor escape above the street, perfect for evening drinks, quiet mornings, or hosting with a more elevated view. The lower level continues the versatility with a large rec space w/ walkout patio area, wet bar, gym, storage, full bathroom, and an additional bedroom with a walk-in closet. It's an ideal setup for guests, teens, fitness, movie nights, or simply giving everyone more room to spread out. Set in Altadore, just minutes from the shops, cafes, restaurants, and everyday energy of Marda Loop, this location is hard to beat. River Park, Sandy Beach, off-leash pathways, Glenmore Athletic Park, schools, playgrounds, and quick routes to Crowchild Trail, 14 Street, Mount Royal University, and downtown are all close by, offering the perfect blend of inner-city convenience and established neighbourhood charm.