

# \$1,049,900 - 4114 16a Street Sw, Calgary

MLS® #A2202544

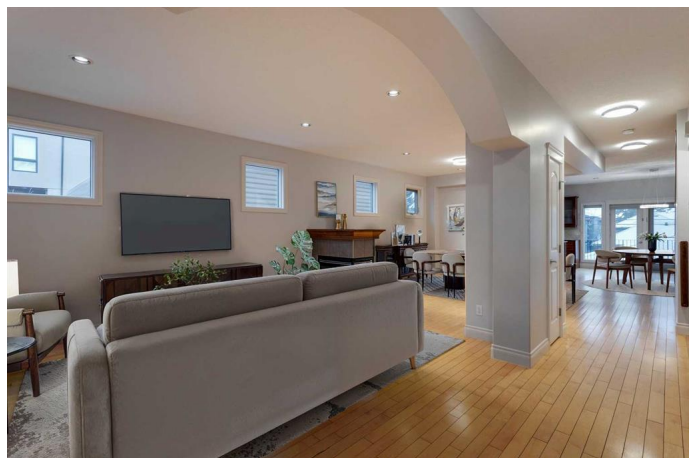
**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 1,915 sqft  
Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to this beautiful and bright home in the heart of Altadore — one of Calgary's most coveted neighborhoods. This 4-bedroom, 3.5-bathroom home offers an exceptional layout, complemented by a fully developed, sun-soaked lower walkout. Step inside to the open-concept main floor. The layout is airy and inviting, designed to maximize natural light, with hardwood floors and oversized windows that bathe the space in sunlight throughout the day. The central living area features a 3-sided gas fireplace, creating a warm and welcoming atmosphere that separates the living room, dining room, and kitchen.

The chef-inspired kitchen is a true highlight, with granite countertops, sleek stainless steel appliances, and French doors that open to the deck overlooking the spacious backyard — a private oasis for summer gatherings or peaceful relaxation. Upstairs, you'll find a great size primary suite that's a perfect retreat after a long day, featuring stunning downtown views from the Juliet balcony, a walk-in closet, and a 4-piece ensuite bathroom. Two additional bedrooms share a spacious 4-piece bathroom, and the convenient upstairs laundry room adds to the home's functionality. The bright and fully developed lower walkout is an entertainer's dream, with a large media room, an additional bedroom, and a spacious 4-piece bathroom. French doors lead to a private patio, perfect for enjoying the outdoors or hosting intimate gatherings. This lower level



offers endless possibilities for family living, with a generous recreational space that can adapt to your needs. Located on a quiet street in Altadore, you'll enjoy the perfect blend of peaceful, suburban charm and proximity to vibrant urban amenities. With tree-lined streets, excellent schools, parks, and convenient access to commercial amenities and transit, this home is the perfect place to call home in one of Calgary's most sought-after communities.

Don't miss this rare opportunity to own a beautiful, turn-key home in Altadore – a home that truly offers the best of both worlds: a serene retreat and a vibrant community, all at an unbeatable price.

Built in 2004

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2202544               |
| Price          | \$1,049,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,915                  |
| Acres          | 0.07                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 4114 16a Street Sw |
| Subdivision | Altadore           |
| City        | Calgary            |
| County      | Calgary            |

Province Alberta  
Postal Code T2T 4L2

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Other  
Lot Description Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2025  
Days on Market 29  
Zoning R-CG

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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