

\$1,049,900 - 4620 16a Street Sw, Calgary

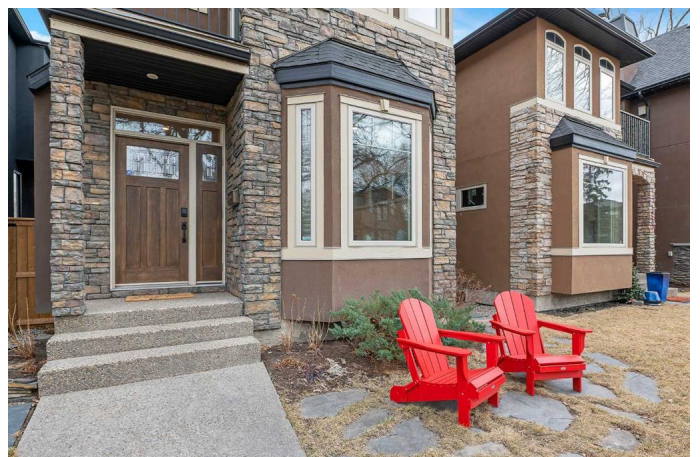
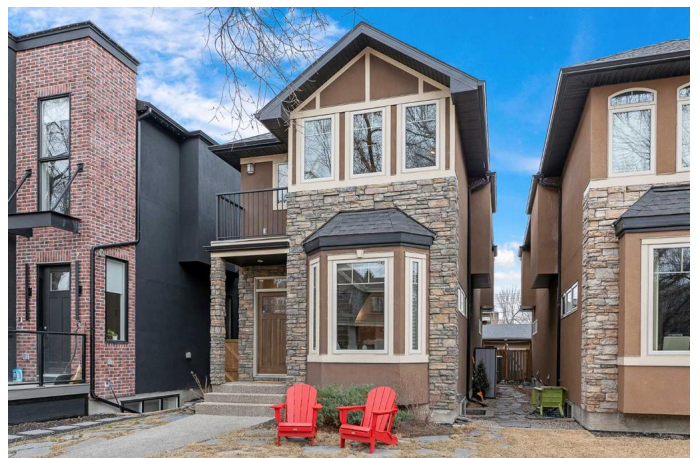
MLS® #A2205988

\$1,049,900

4 Bedroom, 4.00 Bathroom, 1,766 sqft
Residential on 0.07 Acres

Altadore, Calgary, Alberta

Located on a pristine, quiet tree-lined street in sought-after Altadore, this gorgeous 3+1 bedroom home offers over 2500 sq ft of developed living space. The main level presents wide-plank hardwood floors & lofty ceilings showcasing the front dining room with ample space for a family gathering or dinner party. Walk into the kitchen that's tastefully finished with updated quartz counter tops & backsplash, island/eating bar, rich dark cabinets & updated stainless steel appliances. The living room is open to the kitchen & is anchored by a feature fireplace & wall to wall custom built-ins. A 2 piece powder room completes the main level. Ascend a graceful, curved staircase to the second level that hosts 3 bedrooms, a 4 piece bath & laundry facilities. The primary retreat with access to a private balcony, boasts a custom stone feature wall with double sided fireplace & built-in wardrobe providing plenty of room for clothes & shoes. A fabulous 5 piece ensuite includes in-floor heat, dual sinks, a tranquil soaker tub & separate shower with steam feature. Basement development also with in-floor heat, includes a family/media room, flex space, fourth bedroom & 4 piece bath. Other notable features include central air conditioning, central vacuum system, and a Lutron smart lighting system. Also enjoy the beautiful, private back yard with deck, patio, gas lines & an Enviro outdoor watering system. Parking is a breeze with a heated double detached garage. The prime location is ideal "close to River Park/off



leash dog park, vibrant Marda Loop, schools, shopping, public transit & easy access to 50th Avenue & Crowchild Trail.

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205988 |
| Price | \$1,049,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,766 |
| Acres | 0.07 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 4620 16a Street Sw |
| Subdivision | Altadore |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 4L7 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Wet Bar, Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas |

| | |
|-----------------|--|
| | Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating | In Floor, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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