

# \$739,000 - 4714 16 Street Sw, Calgary

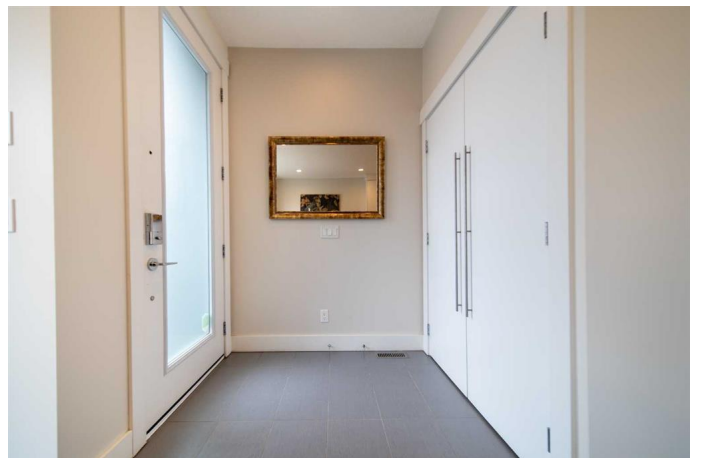
MLS® #A2206763

**\$739,000**

3 Bedroom, 4.00 Bathroom, 1,274 sqft  
Residential on 0.18 Acres

Altadore, Calgary, Alberta

Welcome home to 4714 16 Street SW! This immaculately-maintained, mint condition Marda Loop/Altadore townhouse, showcases October 2023 renovations by reputable, award-winning local builder - Design Factor Homes. Offering warm comfort, this classy and contemporary abode features new luxury carpets in basement, upper level and stairway, and is completely repainted throughout including all banisters, kitchen island base and cabinets, bathroom vanities, and fireplace facade. The kitchen has been enhanced with gorgeous quartz counters featuring striking copper toned veins, addition of pantry with slide-out drawers beside fridge, island extension of three feet including waterfall feature, wine rack, built-in microwave, black undermounted oversize Silgranite sink and additional pull-out drawer; new gold hardware including handles, faucet and soap dispenser and new pendant lights. The island can accommodate five bar stools and offers plenty of counter space to gather around and prep meals with. The kitchen now flows seamlessly into the living room featuring a corner gas fireplace with newly painted floor to ceiling tile facade, and French door access to the rear yard. Enjoy sunny summer days and evenings in rear yard with the 2024 installed 25-year durable composite deck, stairs and upgraded railing. A beautiful front facing dining area, intimately located 2pc powder room with granite top vanity and gleaming, hand scraped hardwood floors completes the main. Upstairs,



youâ€™ll find two primary bedrooms each with spa-like ensuites and bright, walk-in closets (both have a cool laundry chute door to the upstairs laundry closet!). Skylights in upper hallway and in one ensuite create additional lighting. Downstairs, youâ€™ll find a third sizeable bedroom, a 4pc bathroom with granite counters and a spacious family room that can be used for all sorts of purposes â€“ media room, man cave, office, gym space, or play areas for kids. Other features include gas line on deck, central air conditioning, and upper loft built in the single detached garage. Amazing location on 16th Street with walking distance to River Park (off-leash dog park), Sandy Beach Park, Glenmore Athletic Park, Elbow River Pathway System, My Favourite Ice Cream Shoppe, Garrison Pub, The Tropicana, just steps away from Altadore School, Rundle Academy, Acton Park, Pegasus Restaurant, Monogram Coffee and a 3-minute drive from all the action in Marda Loop on 34th and 33rd Avenue - Merchants Restaurant, Original Joes, Belmont Diner, Safeway, Boogies Burgers, Blush Lane Market, Shopper's Drug Mart, Go Performance Fitness, Marda Loop Brewery, Avitus Wine Bar, Orange Theory, Village Ice Cream, soon-to-be Co-op, Flames Community Arena, and yes, so much more! Top rated private schools Master's Academy and Lycee Louis Pasteur are here. This exceptional home not only provides an affordable way to get into sought-after Marda Loop, but also a sophisticated, contemporary, and updated living space youâ€™ll be proud to call home!

Built in 2013

### **Essential Information**

MLS® #	A2206763
Price	\$739,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,274
Acres	0.18
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Up/Down
Status	Active

### **Community Information**

Address	4714 16 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4J4

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Few Trees, Interior Lot, Lawn, Level, Low Maintenance Landscape, Paved, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 29th, 2025
Days on Market	5
Zoning	M-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.