

# \$1,629,000 - 4024 16a Street Sw, Calgary

MLS® #A2237915

**\$1,629,000**

4 Bedroom, 4.00 Bathroom, 2,243 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Open house Saturday 2:00-4:00pm & Sunday 11:00-1:00pm. Welcome to this exceptional, immaculately kept executive home located in the very desirable inner city community of Altadore. This home has a fully developed walkout basement & boasts an appealing design with high-end finishings throughout. The main floor with its open concept, features a large dining area bathed in natural light & opening to a chef's kitchen which includes a gas cooktop, built-in ovens, expansive center island with eating bar, granite countertops & engineered flooring, conveniently adjacent to the great room which has an inviting gas fireplace surrounded by extensive built-ins & double sliding doors having access to the spacious sunny deck.. What a great outdoor space to entertain family & friends! Another exterior door from the great room leads to both the upper deck & lower back yard with covered patio & firepit area as well as the double detached garage. The upper floor contains 3 large bedrooms with the primary suite having a spa-like 5 piece ensuite with a double sided fireplace, relaxing soaker tub, large stand alone shower, dual sinks & sky light. Included are vaulted ceilings & an extra large walk-in closet. The 2 additional bedrooms share a well appointed 4 piece main bath & the large laundry room with sink & built-in cabinetry is conveniently located on this floor. The 2 piece powder room is found between the main floor & lower walkout basement. The walkout level is a perfect space



for guests or the family teen. This level features a large bedroom, 4 piece bath, home fitness area & marvelous rec room with built-in wall unit & wet bar. Wall to wall windowed doors open to the delightful, maintenance free backyard with covered stamped concrete patio, fire pit & sidewalk leading to the finished double garage with convenient storage racks. Additional superior items in this home are in-floor heated Epoxy concrete floors in lower level, custom window coverings, built-in speakers, central A/C & upgraded attic insulation(2024). Don't miss out on this outstanding home!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237915    |
| Price          | \$1,629,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,243       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 4024 16a Street Sw |
| Subdivision | Altadore           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4L1            |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Skylight(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings   |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Double Sided, Great Room, Master Bedroom  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Yard, Fire Pit   |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.