



THE
A-TEAM

**RE/MAX
FIRST**

4208 16A Street, Calgary T2T 4L4

MLS® #: **A2131759**

Area: **Altadore**

Listing Date: **05/23/24**

List Price: **\$1,149,000**

Status: **Active**

County: **Calgary**

Change: **-\$39k, 31-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,100 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,885**

Low Sqft:

Ttl Sqft: **1,885**

DOM

33

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

Stone,Stucco,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Humidifier,Microwave,Refrigerator,Washer

Int Feat:

Bar,Built-in Features,High Ceilings,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`6" x 5`10"
Dining Room	Main	10`4" x 11`2"
Breakfast Nook	Main	8`2" x 8`4"
Bedroom	Second	7`10" x 13`0"
Laundry	Second	5`0" x 6`3"
Other	Lower	4`6" x 7`10"
Other	Lower	5`2" x 7`5"
5pc Ensuite bath	Second	7`4" x 12`10"
4pc Bathroom	Lower	5`1" x 9`7"

Room	Level	Dimensions
Living Room	Main	13`5" x 15`10"
Kitchen	Main	9`6" x 15`6"
Bedroom - Primary	Second	14`2" x 16`0"
Bedroom	Second	10`0" x 10`5"
Family Room	Lower	14`8" x 17`0"
Bedroom	Lower	10`0" x 14`9"
2pc Bathroom	Main	5`1" x 5`2"
4pc Bathroom	Second	4`10" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **5944AD**

Zoning:
R-C2

Remarks

Pub Rmks: **O/H SUNDAY 2 TO 4PM. 06/09- SPECTACULAR! Updated, DETACHED home by Sundance Custom Homes. Located in the heart of Altadore, one of SW Calgary's premiere communities, this home is perfectly situated on coveted 16A Street, where excellent schools, boutique shops, and Riverpark off leash dog park along the Elbow River are short walks from your doorstep. With more than 2,748 sq. ft. of finished living space, this elegant 4 bedroom, 4 bath home features an open floor plan perfect for entertaining. Be welcomed by the open foyer, grand curving staircase and 8ft doors. A bright, recently renovated chef's kitchen awaits you next, where quartz counters, marble-tiled backsplashes, quality appliances, including gas range, fridge with built-in water & ice, Miele dishwasher, and numerous drawers and cabinets, including built-in garbage/recycling bin and slide-out pet feeding station. A California Cabinet-designed closet offers utility and/or pantry space. The flex room at the front of the house offers equal choice of social seating or formal dining. Beyond the kitchen awaits the great room, where floor to ceiling windows overlook a tranquil, fenced garden, flooding the room with morning sunlight. A wall of custom cabinetry highlight a gas-burning fireplace, surrounded by marble tile and a stained, hardwood mantle. Custom maple crown moulding flows from the kitchen and above the built-ins, gracefully finishing out the space. Torlys luxury plank flooring covers the entire first and second floors, including the curved stairway to the top floor. Hardwood railings and wrought iron spindles gracefully guide you upwards, while overhead skylights and privacy-glazed, floor-to-ceiling windows illuminate with natural light. The upper level finds 3 bedrooms, with two served by a shared 4pc bath. A large primary suite features 2 good size closets, vaulted ceilings, and a luxurious spa-like ensuite w/ skylight. The laundry room with linen closet is conveniently located on upper level. 4 skylights. The fully developed lower level includes a 4th bedroom and 4pc bath + additional living, Custom millwork, granite counters, and a wet bar with wine/beverage fridge offer the perfect retreat to enjoy movies in front of the 2nd gas fireplace. All new carpet on staircase and lower level. Many custom design features throughout and tons of storage including: KINETICO water softener, humidifier, newer hot water tank, air conditioning, new sump pump, new Toyo toilets on upper floor. Beautifully landscaped in the west-facing front yard, with stunning stone patio and privacy screen. Rear treed yard also has been landscaped w/private sitting-patio area. A good size double detached garage with built-in shelving is dry walled and insulated. Your new home could not be better located. Close shopping, grocery stores, Marda Loop, schools, sports complexes. 10 minute drive to downtown. Bus stop one block away on 16th Street. There are multiple access routes in and out of the neighborhood.**

Inclusions:
 Property Listed By: **NA
 Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











