



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4109 16A Street, Calgary T2T 4L7**

MLS® #: **A2139905**

Area: **Altadore**

Listing Date: **06/12/24**

List Price: **\$2,099,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 19-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **3,982 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,883**  
Low Sqft:  
Ttl Sqft: **2,883**

DOM

**17**  
Layout  
Beds: **4 (3 1 )**  
Baths: **5.5 (5 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Gentle Sloping,Interior Lot,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Detached,Garage Faces Rear,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Other,Private Yard**

Construction: **Composite Siding,Stone,Vinyl Siding,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Smart Home,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>21`0" x 14`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 7`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 16`5"</b>	<b>Game Room</b>	<b>Basement</b>	<b>29`9" x 21`3"</b>
<b>Loft</b>	<b>Third</b>	<b>16`0" x 15`0"</b>	<b>Office</b>	<b>Main</b>	<b>11`0" x 10`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`7" x 6`6"</b>	<b>Storage</b>	<b>Basement</b>	<b>5`6" x 3`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 12`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>15`9" x 10`0"</b>

Bedroom  
2pc Bathroom  
3pc Bathroom  
4pc Ensuite bath

Upper  
Main  
Third  
Upper

13`11" x 10`0"

Bedroom  
3pc Bathroom  
3pc Ensuite bath  
6pc Ensuite bath

Basement  
Basement  
Upper  
Upper

13`10" x 12`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**1810961**

Remarks

Pub Rmks:

**Discover this masterfully designed and crafted home offering over 4,000 sq ft of developed living space. This modern home offers a coastal-like vibe with its light paint colours, engineered hardwood, and trendy tiles. Sitting on an oversize 32' lot you'll fall in love from the moment you walk up the manicured lot and into this stunning abode. Welcoming you inside is a spacious foyer and private home office overlooking the tree-lined street. The open floor plan is adorned in natural light and invites you in with 10' ceilings. An elegantly designed kitchen is a culinary delight with quartz counters, ample pantry and cupboard space, centre island with dual sinks, and high-end appliance including a Monogram 6-burner gas stove with hot water tap! The living room offers a gas fireplace with custom built-ins and sliding glass doors lead out to the back yard retreat, blurring the lines of indoor/outdoor living. As you ascend upstairs to the second level you'll be greeted with a convenient laundry room and three spacious bedrooms, all with ensuites. The primary retreat is a sophisticated sanctuary featuring a 6pc ensuite with vanity counter and luxurious steam shower. A custom dressing room is just off the ensuite and is every person's dream! The third level is an incredible space with vaulted ceilings, gas fireplace, an abundance of light from the windows and skylights, and accesses a rooftop patio with clear views of the downtown skyline. The fully developed lower includes plush carpets, in-floor heat and hosts an expansive rec room with gas fireplace and wet bar. Under stair storage offers additional hookups for a dishwasher or secondary laundry while a fourth bedroom and full bath is ideal for guests/teens or a home gym. The west exposed fully renovated backyard is a private and serene oasis. Enjoy entertaining friends and family or just unwinding after a long day with a glass of wine as you sit outside amidst the lush gardens, enjoy the outdoor gas fireplace, or enjoy a soak in the hot tub. Pets and kids will love the low maintenance green space that sides next to your oversized double garage with built-in storage shelves. This unbeatable location is steps to Sandy Beach Park, North Glenmore Park, excellent schools and the shops/restaurants of vibrant Marda Loop. Inner-city living doesn't get any better than this!**

Inclusions:  
Property Listed By:

**Hot Tub**  
**RE/MAX House of Real Estate**

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













