



GRASSROOTS
REALTY GROUP

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4407 16A Street SW
Calgary, Alberta

MLS # A2223663



\$949,900

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,038 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	Second microwave.		

Located on a beautifully tree-lined street in the heart of sought-after Altadore, this lovely 3+1 bedroom home offers over 2900 sq ft of developed living space. The main level presents hardwood floors, high ceilings & elegant crown moulding, showcasing the living room with corner feature fireplace which flows effortlessly into a spacious dining area with ample space to hold a family gathering or dinner party. The kitchen is tastefully finished with granite counter tops, island/eating bar, plenty of storage space & stainless steel appliances. A cozy breakfast nook overlooks the back yard plus a built-in desk & cabinets is the perfect space for work from home days. Completing the main level is a 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room. The primary retreat with Juliet balcony boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. The second bedroom features double doors & skylight, while the third bedroom includes a Juliet balcony. Basement development features a large recreation room with wet bar, flex space (great for a home gym), fourth bedroom & 3 piece bath. Outside, enjoy the captivating sunny west back yard with deck, large patio, newer low maintenance landscaping & access to the double detached garage. The location is incredibly convenient, walking distance to scenic River Park & close to trendy Marda Loop, Glenmore Athletic Park, excellent schools, shopping, public transit & easy access to 50th Avenue & Crowchild Trail.