



**GRASSROOTS**  
REALTY GROUP

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**4015 16A Street SW**  
**Calgary, Alberta**

**MLS # A2257179**



**\$1,275,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,032 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Undergroun		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Drapes, alarm hardware, built-in speakers, sound system, irrigation system.

Nestled on a quiet, tree-lined street in highly desirable Altadore, this beautifully updated 3+1 bedroom residence offers over 2,800 sq ft of refined living space and showcases approximately \$192K in thoughtful upgrades. The main level is defined by its soaring 10' ceilings, gleaming hardwood floors, and abundant natural light. A spacious front dining room, enhanced with custom cabinetry and a stylish chandelier, seamlessly flows into the chef-inspired kitchen. Designed for both everyday living and entertaining, the kitchen boasts a striking waterfall island with eating bar, a blend of contrasting white and dark cabinetry, a custom built-in with wine fridge, and premium appliances including a counter-depth refrigerator. The inviting living room is anchored by a newly refreshed walnut and black marble fireplace, creating a stunning focal point. A well-appointed mudroom and elegant 2-piece powder room complete this level. An open-riser hardwood staircase leads to the bright second floor with skylight, where you'll find three generous bedrooms, a 5-piece main bath, and a convenient laundry room with new washer and upgraded storage and space to hang clothes. The serene primary suite is a true retreat, highlighted by elegant wainscoting, a classic chandelier, and a dream walk-in closet. The spa-inspired 5-piece ensuite features in-floor heating, dual sinks, a deep soaker tub, and a glass-enclosed shower. The fully developed basement extends the living space with a spacious family/media room, complete with a wet bar—perfect for movie nights or entertaining guests. A fourth bedroom and 3-piece bath provide ideal accommodations for visitors or a private home office. Additional features include central air conditioning, a Control4 sound system (inside and out), dimmer lighting, alarm system, and central vacuum. Outdoors, the professionally landscaped

front garden enhances curb appeal, while the sunny west-facing backyard offers a private oasis with a large patio, water feature, and lush greenery and landscape lighting. The heated double detached garage with epoxy floors ensures year-round comfort and convenience. Perfectly situated, this home is just steps from River Park, top-rated schools, boutique shopping, public transit, and minutes from the downtown core.