



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3803 16A Street SW
Calgary, Alberta

MLS # A2266223



\$1,150,000

Division:	Altadore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Converted Garage, Heated Garage, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Wired for Sound

Inclusions: N/A

Perfectly positioned across from Kiwanis Park in Altadore, this fully renovated vaulted bungalow pairs modern design with everyday comfort. The striking curb appeal begins with a modern facade, low-maintenance landscaping and a welcoming front patio shaded by mature evergreens. Inside, soaring vaulted ceilings and sunny skylights create a bright, airy living room anchored by a gas fireplace surrounded by clever built-ins and shelving. Oversized windows capture leafy park views, while built-in speakers add ambience for relaxing or entertaining. The chef's kitchen impresses with sleek full-height cabinetry, a designer tile backsplash, gas stove, stainless steel appliances and a waterfall-edge island perfect for casual dining or conversation. A wall of glass frames the backyard and floods the space with natural light, connecting seamlessly to the adjacent dining area where patio sliders open to the west-facing deck for effortless indoor/outdoor living. The main level continues with a showstopping creative studio featuring exposed wood beams, custom lighting and generous workspace ideal for design, art or a home office. A comfortable guest bedroom enjoys park views, complemented by a stylish powder room. Downstairs, the family-friendly layout continues with a large recreation room designed for movie and game nights. The spacious primary retreat features a built-in closet system and a luxurious ensuite with dual sinks and an oversized rain shower. Two additional bedrooms, each with large windows, share a modern 4-piece bathroom. The beautifully finished laundry area adds thoughtful function with built-in storage and folding space. Outside, a massive west-facing yard invites outdoor enjoyment with a huge deck for barbecues, lounge areas for warm weather gatherings and plenty of grassy play space for kids and pets to play. Comfort is

ensured year-round with central air conditioning, on-demand hot water, a high-efficiency furnace and a water softener. Set on a corner lot within walking distance to River Park, Sandy Beach, and the boutiques and caf  s of Marda Loop, this home embodies the best of Altadore living, design-forward, functional and outstandingly located! Open house Sat/Sun 12-2.