



GRASSROOTS
REALTY GROUP

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4905 16 Street SW
Calgary, Alberta

MLS # A2271931



\$819,900

| | | | |
|------------------|--------------------------------|---------------|------------------|
| Division: | Altadore | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,576 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Detached, Titled | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 300 |
| Basement: | Full | LLD: | - |
| Exterior: | Metal Siding , Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings | | |

Inclusions: Security System (No contract)

This stunning 3-storey townhome in Altadore offers contemporary living with 3 bedrooms, 3.5 bathrooms, an impressive top-floor loft, and a private rooftop patio with amazing views. Located in one of Calgary's most sought-after inner-city neighbourhoods this impeccably designed residence offers more than 2,000 sq ft of refined living space, where contemporary elegance meets thoughtful, high-end craftsmanship at every turn. Step inside to the main level that is warm and inviting with an open-concept main floor that effortlessly balances style and function. The gourmet chef's kitchen is a standout, featuring gleaming quartz countertops, a generous island with eating bar, abundant custom cabinetry and premium stainless steel appliances. Flowing seamlessly into the dining area — enhanced by floating shelves — and the inviting living room centred around a sleek gas fireplace, this level is made for both everyday living and effortless entertaining. Upstairs the serene primary suite boasts a spacious walk-in closet and a luxurious spa-inspired ensuite with a fully tiled glass shower and dual sinks. A second well-appointed bedroom is served by another full bathroom. Convenience is elevated with the stacked washer and dryer on this level. The entire third-floor loft with vaulted ceilings is a versatile retreat with hardwood flooring — perfect as home office, den or exercise space. Step through the doors to your exclusive rooftop patio and take in sweeping city views. The fully finished lower level extends the living space with a generous recreation room, a third bedroom, and a full bathroom. Outdoor living is just as impressive with a main floor patio accessible from the living room. Additional features include central air conditioning, heated bathroom floors throughout and your own single detached garage. Located in the vibrant

community of Altadore, you’re mere moments from river pathways, parks, top schools, trendy shops, cafes, and all the energy of Marda Loop, with quick access to downtown Calgary. This is inner-city living at its finest – modern design, custom details, and an unbeatable location. Move-in ready and waiting for you to call it home. Click on media for the video and book your private viewing today!