



**4905 16 Street SW**  
**Calgary, Alberta**

**MLS # A2290673**



**\$785,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Low Maintenance Landscape		

<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>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** Security system (no contract), TV mounts.

OPEN HOUSE SUNDAY, MARCH 22ND FROM 1-4 PM. Welcome to this beautifully designed three storey END UNIT townhome in the heart of Altadore, offering nearly 2,200 sq ft of refined living space enhanced by thoughtful upgrades and custom finishes throughout. The open and airy main level features a bright, contemporary layout anchored by a chef's kitchen with quartz countertops, a large island with eating bar, abundant cabinetry, and stainless steel appliances. The adjoining dining area opens onto the deck—an ideal setting for hosting family and friends—while the inviting living room with gas fireplace creates a warm, stylish space for everyday living and entertaining. The second level hosts two generously sized bedrooms, a well-appointed 4 piece bath, and convenient laundry. The private primary retreat includes a walk in closet and a secluded 4 piece ensuite with dual sinks and an oversized shower. The third floor loft, complete with a wet bar, offers exceptional flexibility as a media room, home office, studio, or lounge. From here, step out onto the private rooftop patio and enjoy sweeping views—an impressive extension of your living space. The fully finished basement adds even more versatility with a spacious recreation room, a third bedroom, and a full bathroom—perfect for guests or additional family needs. Outside, a large front patio provides another inviting spot to relax or entertain. Additional highlights include central air conditioning for year round comfort, heated bathroom floors throughout, and the convenience of a single detached garage. Set within one of Calgary's most desirable inner city communities, this home is steps from parks, schools, shopping, and the vibrant amenities of Marda Loop, with quick access to downtown. This Altadore townhome blends modern design, custom craftsmanship, and urban

convenience&mdash;an exceptional opportunity in a sought after location.