



**4214 16 Street SW**  
**Calgary, Alberta**

**MLS # A2299493**



**\$1,549,900**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Altadore                   |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 2,097 sq.ft.               | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached     |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |      |

**Inclusions:** N/A

Welcome to this exceptional home in the heart of Altadore, one of Calgary’s most sought-after inner-city communities, where modern design, high-end finishes, and an unbeatable location come together to create the ultimate urban lifestyle. Situated on an oversized, 124 ft deep lot, offering 2,926 sq ft of total developed living space. Thoughtfully crafted with both everyday living and entertaining in mind, this residence offers a bright, open-concept main floor filled with natural light, complemented by a stunning kitchen featuring waterfall countertops, a premium appliance package, and a large central island. The inviting living room is anchored by a sleek linear fireplace and oversized sliding door overlooking the back yard. Plus a striking architectural statement: a stunning open-riser staircase with elegant wood treads and full glass railings, creating a bright, airy focal point that sets the tone for the entire home. Upstairs, the home continues to impress with soaring 10 ft ceilings that elevate the sense of space and light throughout the upper level. The primary retreat is a true standout, featuring a beautifully designed walk-in closet and a spa-inspired ensuite that offers both comfort and style. A thoughtfully designed upper floor also includes a versatile bonus room area—ideal for a cozy lounge, study, or additional family space—along with well-appointed secondary bedrooms with walk in closets. The fully developed basement offers a built-in TV center that creates the perfect setting for movie nights or relaxing evenings. A sleek wet bar adds an elevated touch for entertaining, while the well-thought-out layout includes a spacious bedroom ideal for guests or extended family. In addition, there is a flexible room that can easily function as a home gym, kids’s playroom, or private office. Outside, enjoy a private outdoor setting

with a large deck and a good sized yard along with an insulated and drywalled double garage. Situated in one of Calgary's most desirable inner-city neighbourhoods, this home is just minutes from Marda Loop's vibrant shops, cafés, and restaurants, while also offering quick access to River Park, Sandy Beach, and downtown.