



3917 16 Street SW
Calgary, Alberta

MLS # A2300028



\$999,900

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,988 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | None | | |

Welcome to this stunning 4 bedroom, 4 bathroom home in the heart of sought- after Altadore! Spanning over 2,600sqft across 3 beautifully finished levels, this home blends modern elegance with thoughtful, design-forward updates that make it truly move-in ready. Step inside the front foyer and immediately notice the abundance of natural light pouring through the 10ft ceilings. The main level has been refreshed throughout, featuring new flooring, updated light fixtures, and crisp white cabinetry, railings, and built-ins that give the space a bright, clean aesthetic. A large dining room sets the tone for entertaining, while the chef’s kitchen impresses with floor-to-ceiling soft-close cabinetry in fresh white, a wall oven, built-in gas cooktop and an abundance of counter space. The oversized centre island features additional storage, an undermount sink, and a built-in wine rack. The open living room anchors the main floor with a stunning gas fireplace flanked by updated white built-ins. Step out to your low-maintenance backyard with a baby gate on the deck. A fully finished double detached garage completes the outdoor space. Upstairs, the updated staircase with refreshed white railings leads to a sun-drenched upper level with vaulted ceilings. The primary bedroom offers a generous walk-in closet and a two-sided fireplace shared with a spa-inspired ensuite: dual quartz vanity, jetted soaker tub, water closet, skylight, and a massive steam shower. Two additional bedrooms share a luxurious 4-piece bath, and a laundry room with sink adds convenience. The lower level features high ceilings, a full wet bar, a spacious rec room, a fourth bedroom with walk-in closet, full bath, and storage. Additional features include central A/C, built-in speakers, pot lights throughout, and central vac. Located steps to playgrounds, off-leash park, top-rated schools, and Sandy Beach.