

**4407 16A Street SW**  
**Calgary, Alberta**

**MLS # A2223663**



**\$949,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,038 sq.ft.	<b>Age:</b>	2005 (20 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, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Second microwave.		

Located on a beautifully tree-lined street in the heart of sought-after Altadore, this lovely 3+1 bedroom home offers over 2900 sq ft of developed living space. The main level presents hardwood floors, high ceilings & elegant crown moulding, showcasing the living room with corner feature fireplace which flows effortlessly into a spacious dining area with ample space to hold a family gathering or dinner party. The kitchen is tastefully finished with granite counter tops, island/eating bar, plenty of storage space & stainless steel appliances. A cozy breakfast nook overlooks the back yard plus a built-in desk & cabinets is the perfect space for work from home days. Completing the main level is a 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room. The primary retreat with Juliet balcony boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. The second bedroom features double doors & skylight, while the third bedroom includes a Juliet balcony. Basement development features a large recreation room with wet bar, flex space (great for a home gym), fourth bedroom & 3 piece bath. Outside, enjoy the captivating sunny west back yard with deck, large patio, newer low maintenance landscaping & access to the double detached garage. The location is incredibly convenient, walking distance to scenic River Park & close to trendy Marda Loop, Glenmore Athletic Park, excellent schools, shopping, public transit & easy access to 50th Avenue & Crowchild Trail.