

# \$1,049,900 - 4620 16a Street Sw, Calgary

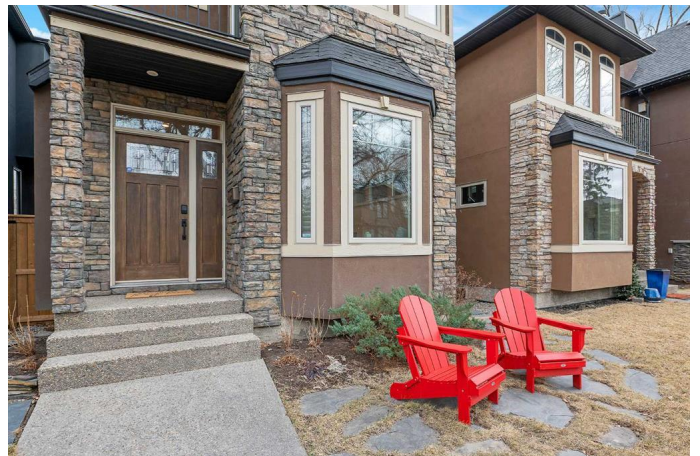
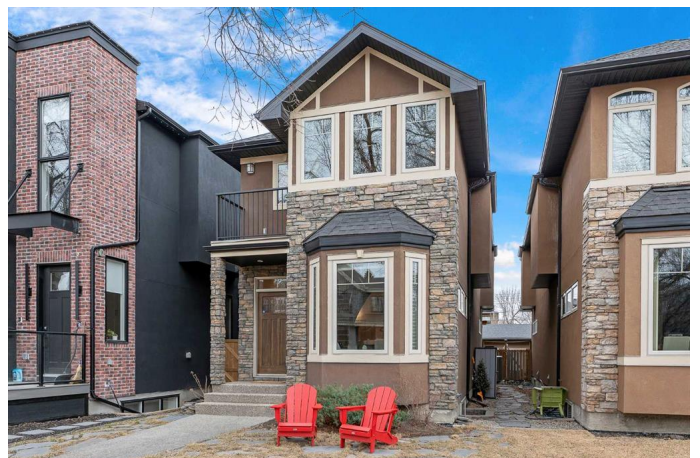
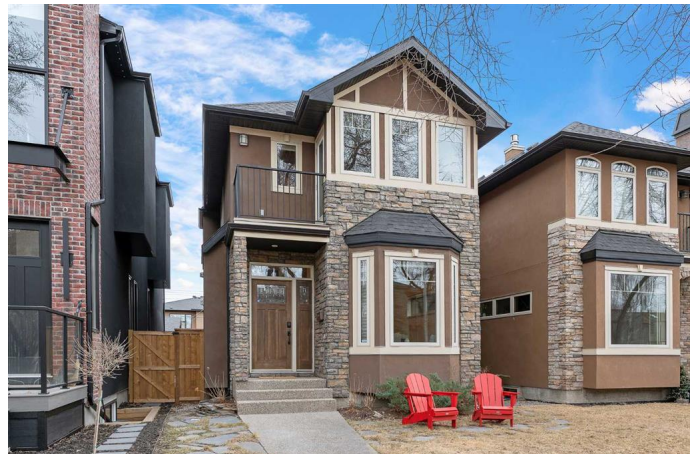
MLS® #A2205988

**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 1,766 sqft  
Residential on 0.07 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 5TH FROM 1-3 PM. Located on a pristine, quiet tree-lined street in sought-after Altadore, this gorgeous 3+1 bedroom home offers over 2500 sq ft of developed living space. The main level presents wide-plank hardwood floors & lofty ceilings showcasing the front dining room with ample space for a family gathering or dinner party. Walk into the kitchen that's tastefully finished with updated quartz counter tops & backsplash, island/eating bar, rich dark cabinets & updated stainless steel appliances. The living room is open to the kitchen & is anchored by a feature fireplace & wall to wall custom built-ins. A 2 piece powder room completes the main level. Ascend a graceful, curved staircase to the second level that hosts 3 bedrooms, a 4 piece bath & laundry facilities. The primary retreat with access to a private balcony, boasts a custom stone feature wall with double sided fireplace & built-in wardrobe providing plenty of room for clothes & shoes. A fabulous 5 piece ensuite includes in-floor heat, dual sinks, a tranquil soaker tub & separate shower with steam feature. Basement development also with in-floor heat, includes a family/media room, flex space, fourth bedroom & 4 piece bath. Other notable features include central air conditioning, central vacuum system, and a Lutron smart lighting system. Also enjoy the beautiful, private back yard with deck, patio, gas lines & an Enviro outdoor watering system. Parking is a breeze with a heated double detached garage. The prime



location is ideal â€“ close to River Park/off leash dog park, vibrant Marda Loop, schools, shopping, public transit & easy access to 50th Avenue & Crowchild Trail.

Built in 2007

### Essential Information

MLS® #	A2205988
Price	\$1,049,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,766
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4620 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4L7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Wet Bar, Wired for Sound
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.