

# \$975,000 - 4407 16a Street Sw, Calgary

MLS® #A2223663

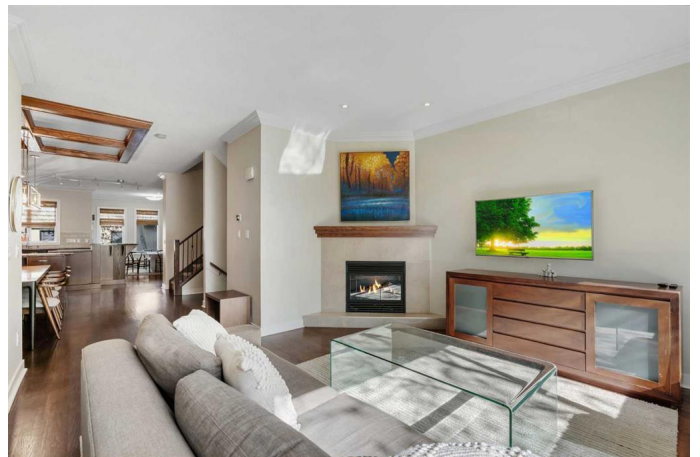
**\$975,000**

4 Bedroom, 4.00 Bathroom, 2,038 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SUNDAY, MAY 25TH FROM 12:30 - 2:30 PM. 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.

Built in 2005

### Essential Information

MLS® #	A2223663
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,038
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4407 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4L6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s), Wet Bar, Skylight(s)
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Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	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	May 22nd, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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