

4716 16 Street SW
Calgary, Alberta

MLS # A2188264



\$749,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,395 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	On Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Skylight(s), Walk-In Closet(s)		

Inclusions: Light Fixtures(All), 2 TV brackets upstairs

This beautifully maintained, original-owner townhouse is nestled in the heart of Altadore. Conveniently located near Sandy Beach, River Park & Off Leash Dog Park, Glenmore Athletic Park, Lakeview Golf Course, scenic walking paths, highly rated public and private schools, and the vibrant shops, cafes, and restaurants of Marda Loop. Offering exceptional walkability, timeless design, and thoughtful upgrades, this home delivers the best of inner-city living in one of Calgary's most sought-after communities. Inside, you're greeted by rich hardwood floors, nine foot ceilings, custom drapery, and a striking corner gas fireplace. This chef's dream kitchen is ideal for both everyday living and entertaining, featuring ceiling height cabinetry, tile backsplash, quartz countertops, stainless steel appliances, gas stove, upgraded hood fan, wine fridge, and an under cabinet microwave for a streamlined look. Smart features like dedicated spice storage and additional pantry space enhance both style and organization. Upstairs, you'll find double primary suites, each with walk-in closets and private ensuites. The main primary suite is a true retreat, offering a dual vanity, heated floors, a dedicated beauty counter, and a built in drawer with power for hot tools—designed for comfort and efficiency. A laundry chute from both walk-in closets leads directly to the upper-level laundry room, which includes extra storage. The upper floor is bright and airy thanks to multiple skylights that flood the space with natural light. The sunshine basement with 8.5 foot ceilings offers flexibility for every lifestyle, with a third bedroom, full bathroom, and generous open space perfect for a media room, home gym, or workspace—plus additional storage for seasonal items or gear. Outside, your private backyard sanctuary features low-maintenance turf, creating the perfect spot for

morning coffee, weekend lounging, or hosting friends. A single detached garage provides extra storage and convenience, and central air conditioning ensures year-round comfort. This is more than just a home—it's a lifestyle.