

# \$1,275,000 - 4015 16a Street Sw, Calgary

MLS® #A2257179

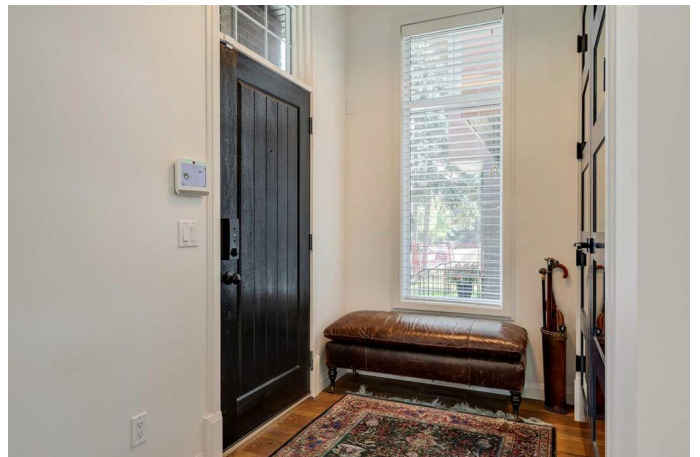
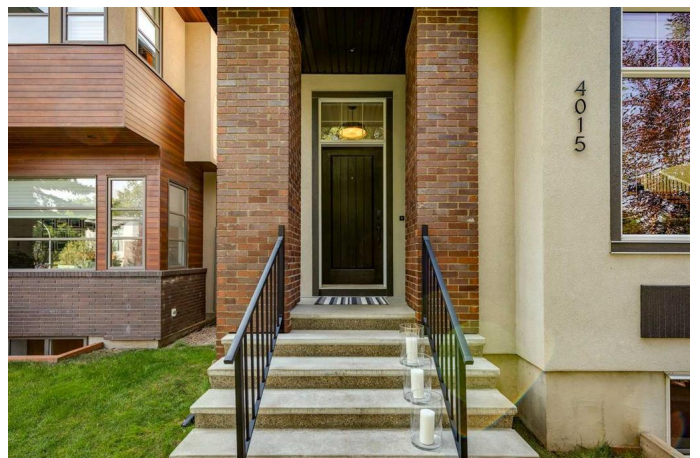
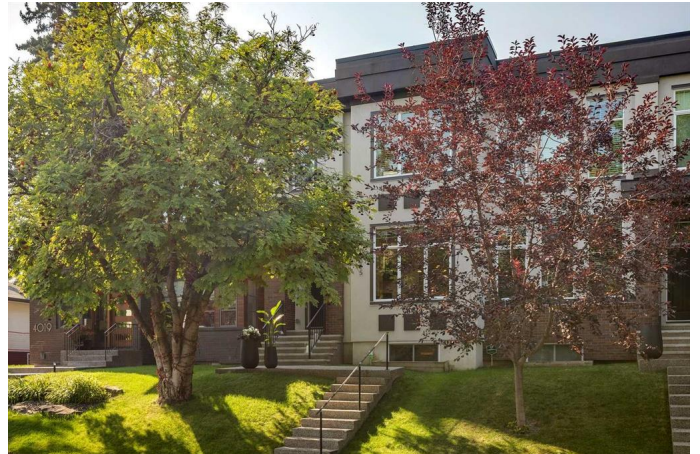
**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 2,032 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Nestled on a quiet, tree-lined street in highly desirable Altadore, this beautifully updated 3+1 bedroom residence offers over 2,800 sq ft of refined living space and showcases approximately \$192K in thoughtful upgrades. The main level is defined by its soaring 10' ceilings, gleaming hardwood floors, and abundant natural light. A spacious front dining room, enhanced with custom cabinetry and a stylish chandelier, seamlessly flows into the chef-inspired kitchen. Designed for both everyday living and entertaining, the kitchen boasts a striking waterfall island with eating bar, a blend of contrasting white and dark cabinetry, a custom built-in with wine fridge, and premium appliances including a counter-depth refrigerator. The inviting living room is anchored by a newly refreshed walnut and black marble fireplace, creating a stunning focal point. A well-appointed mudroom and elegant 2-piece powder room complete this level. An open-riser hardwood staircase leads to the bright second floor with skylight, where you'll find three generous bedrooms, a 5-piece main bath, and a convenient laundry room with new washer and upgraded storage and space to hang clothes. The serene primary suite is a true retreat, highlighted by elegant wainscoting, a classic chandelier, and a dream walk-in closet. The spa-inspired 5-piece ensuite features in-floor heating, dual sinks, a deep soaker tub, and a glass-enclosed shower. The fully developed basement extends the living space with a



spacious family/media room, complete with a wet bar—perfect for movie nights or entertaining guests. A fourth bedroom and 3-piece bath provide ideal accommodations for visitors or a private home office. Additional features include central air conditioning, a Control4 sound system (inside and out), dimmer lighting, alarm system, and central vacuum. Outdoors, the professionally landscaped front garden enhances curb appeal, while the sunny west-facing backyard offers a private oasis with a large patio, water feature, and lush greenery and landscape lighting. The heated double detached garage with epoxy floors ensures year-round comfort and convenience. Perfectly situated, this home is just steps from River Park, top-rated schools, boutique shopping, public transit, and minutes from the downtown core.

Built in 2016

**Essential Information**

MLS® #	A2257179
Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,032
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	4015 16a Street Sw
Subdivision	Altadore

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4L1

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, 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, Rectangular Lot, Underground Sprinklers, Waterfall
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX First

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