

**4205 16 Street SW**  
**Calgary, Alberta**

**MLS # A2321820**



**\$939,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Carport, Covered, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, High Ceilings, No Smoking Home, See Remarks, Separate Entrance, Storage		

**Inclusions:** BBQ

Exceptional Altadore investment opportunity featuring 3 self-contained suites, including a registered 2-bedroom basement legal suite. The property offers a 2-bedroom main floor suite with fireplace, a 1-bedroom upper illegal suite with private balcony, and a 2-bedroom lower suite with fireplace and storage. Extensive improvements include a complete rebuild of the basement suite to the foundation, legal suite registration, 200-amp electrical service, new roofs on the house, garage and rebuilt carport, renovations to the upper and main floor suites, added in-suite laundry, rebuilt front steps and railing, recent paint, plus a high-efficiency furnace and tankless hot water system. Detached single garage, carport and multiple private entrances. Excellent flexibility for investors or owner-occupants, with potential to combine the main and upper suites while retaining the registered basement suite. Prime Altadore location near Marda Loop, parks, schools and downtown.