

**4212 16 Street SW**  
**Calgary, Alberta**

**MLS # A2210960**



**\$945,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

**MOVE IN READY! FULLY FINISHED 4 BEDROOM** plus 3.5 bath beautifully updated detached home in the heart of Altadore, offering over 2300 sq ft of thoughtfully designed living space. From the moment you step inside, you'll be captivated by the sun-filled open-concept layout, elegant spiral staircase, and gorgeous new flooring on the main level. The spacious living room flows seamlessly into a versatile flex space with built-in features, creating the perfect blend of style and functionality. The bright and inviting kitchen offers plenty of storage, newer appliances, and an abundance of natural light, making it an ideal space for both everyday living and entertaining. Loads of **NATURAL LIGHT, SKYLIGHTS** upstairs to bring in the **SUNSHINE!** Upstairs, you'll find spacious bedrooms, each with walk-in closets, providing ample storage for every member of the family. The primary suite is a true retreat, boasting vaulted ceilings, two custom closets complete with plenty of storage and clothes-hanging space, and a **WOW** renovated spa-inspired ensuite featuring heated floors, dual sinks, a walk-in shower, and stunning finishes. Convenience is key, with a dedicated laundry room on the upper level. The fully finished basement adds even more living space with a large bedroom featuring deep windows that bring in plenty of natural light, an additional family room perfect for movie nights or a playroom, a beautifully finished bathroom with infloor heat, and a built-in desk—ideal for homework or working from home. Generous storage throughout ensures everything has its place. The east-facing backyard is a peaceful oasis, complete with a durable Trex deck, perfect for morning coffee or summer gatherings. The double garage is well-equipped with a wall organization system and features a newer roof for added peace of mind. With recent updates including a newer

furnace, hot water tank, and the installation of air conditioning, this home is truly move-in ready. Located just steps from River Park, top-rated schools, and all the amenities Altadore has to offer, this is a rare opportunity to own a well-loved and meticulously maintained home in one of Calgary's most sought-after neighborhoods. Walkable to everywhere and lots of parking with no restrictions! Footsteps to the Off leash, endless pathways and great coffee shops!