

# \$899,000 - 4212 16 Street Sw, Calgary

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MLS® #A2220949

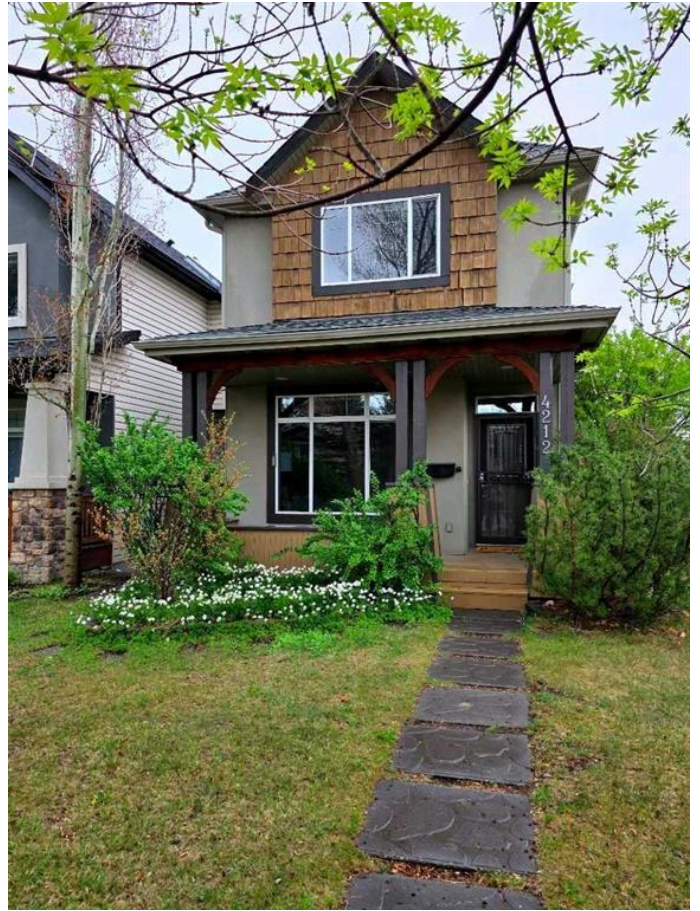
**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,755 sqft  
Residential on 0.07 Acres

Altadore, Calgary, Alberta

Live the Altadore lifestyle â€” now at an unbeatable price. Welcome to this fully finished four-bedroom, three-and-a-half bath detached home offering over 2,300 square feet of thoughtfully designed living space in one of Calgaryâ€™s most walkable and vibrant communities.

From the moment you step inside, you'll notice the warm, inviting energy of the sunlit open-concept layout, enhanced by beautiful new flooring on the main level and the elegance of a sweeping spiral staircase. The spacious living area transitions effortlessly into a versatile flex space with custom built-ins â€” perfect for work, play, or entertaining. The bright, functional kitchen is filled with natural light and features newer appliances, ample storage, and a layout that makes hosting or day-to-day living a breeze. Upstairs, skylights add to the airy feel, while each bedroom offers generous walk-in closets. The primary suite is a standout, complete with vaulted ceilings, dual custom closets, and a beautifully renovated ensuite that feels like a private spa, featuring heated floors, dual sinks, and a sleek walk-in shower. A dedicated laundry room on the upper level adds convenience, while the fully finished basement brings even more space with a large fourth bedroom, a second family room, a stylish bathroom with in-floor heating, and a built-in desk ideal for working from home or schoolwork. Step outside to your private east-facing backyard oasis,



complete with a low-maintenance Trex deck – the perfect spot to enjoy your morning coffee or summer evenings. The double garage includes a wall storage system and a newer roof for added peace of mind. This home has seen all the right upgrades including air conditioning, a newer furnace, and hot water tank – it’s truly move-in ready.

Just steps from River Park, top-rated schools, off-leash areas, coffee shops, and amenities, this home offers the best of inner-city living in a peaceful, community-focused setting. There's ample street parking with no restrictions and an unbeatable location where you can truly walk everywhere.

The price has been adjusted and the opportunity is better than ever. Let’s get you through the door – this Altadore gem is ready for its next chapter.



Built in 2000

**Essential Information**

MLS® #	A2220949
Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,755
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4212 16 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4H6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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