



## 4407 16A Street Calgary Alberta

\$949,900

Located on a beautifully tree-lined street in the heart of sought-after Altadore, this lovely 3+1 bedroom home offers over 2900 sq ft of developed living space. The main level presents hardwood floors, high ceilings & elegant crown moulding, showcasing the living room with corner feature fireplace which flows effortlessly into a spacious dining area with ample space to hold a family gathering or dinner party. The kitchen is tastefully finished with granite counter tops, island/eating bar, plenty of storage space & stainless steel appliances. A cozy breakfast nook overlooks the back yard plus a built-in desk & cabinets is the perfect space for work from home days. Completing the main level is a 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room. The primary retreat with Juliet balcony boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. The second bedroom features double doors & skylight, while the third bedroom includes a Juliet balcony. Basement development features a large recreation room with wet bar, flex space (great for a home gym), fourth bedroom & 3 piece bath. Outside, enjoy the captivating sunny west back yard with deck, large patio, newer low maintenance landscaping & access to the double detached garage. The location is incredibly convenient, walking distance to scenic River Park & close to trendy Marda Loop, Glenmore Athletic Park, excellent schools, shopping, public transit & easy access to 50th Avenue & Crowchild Trail. (id:6769)

Recreational, Games room 27.00 Ft x 13.00 Ft

Furnace 9.00 Ft x 7.50 Ft

Bedroom 10.50 Ft x 10.00 Ft

Other 10.00 Ft x 8.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 15.50 Ft x 12.00 Ft

Dining room 12.50 Ft x 7.00 Ft

Living room 13.50 Ft x 12.50 Ft

Breakfast 11.50 Ft x 10.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.50 Ft x 6.00 Ft

Bedroom 13.50 Ft x 9.50 Ft

Primary Bedroom 16.50 Ft x 13.33 Ft

Bedroom 14.00 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)