



4023 16A Street Calgary Alberta

\$2,949,000

Bold design. Timeless execution. This modern 5-bed masterpiece by Alliance Custom Homes sits on a sunny corner lot in one of Calgary's most desirable inner-city neighbourhoods. From the striking exterior to the thoughtful three-level layout, every detail is designed for elevated living. As you step inside, you're welcomed by clean lines, curated lighting, and wide-plank hardwood floors. Just off the front entry, a glass-enclosed office offers a quiet, sunlit workspace with street views, ideal for remote work and welcoming clients. Right next to it, a stylish powder room is perfectly placed for both guests and everyday convenience. The dining space is front-facing with oversized windows bringing in morning light, ideal for hosting brunch or a holiday dinner. The chef's kitchen is anchored by a massive central island with quartz countertops, sleek cabinetry that stretches to the ceiling, high-end appliances, and a designer pot filler over the gas cooktop. Just behind, a discreet butler's pantry keeps your entertaining game sharp with added storage and prep space, with access to the dining room. Toward the back, the living room invites you to unwind. A full-height gas fireplace anchors the space, and oversized patio doors open to a private backyard retreat. Upstairs, three bedrooms and a laundry room are thoughtfully arranged for both comfort and privacy. The expansive primary suite is a true retreat, featuring a two-way gas fireplace, a luxurious ensuite with an oversized steam shower, freestanding tub, and double vanity, plus a massive walk-in closet with custom built-ins and pocket-door access to the laundry room. Two spacious secondary bedrooms complete the upper level, each with their own built-in closets and private ensuites. The third floor is your elevated entertainment zone. A built-in wet bar, full bathroom, and private flex space behind French doors create a per...

Primary Bedroom 15.92 Ft x 14.00 Ft

Other 13.83 Ft x 13.25 Ft

Bedroom 13.58 Ft x 11.08 Ft

Bedroom 12.00 Ft x 11.08 Ft

Laundry room 11.33 Ft x 6.00 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bonus Room 21.50 Ft x 20.00 Ft

Office 15.58 Ft x 12.00 Ft

Bedroom 11.00 Ft x 10.75 Ft

Bedroom 11.00 Ft x 11.00 Ft

Exercise room 12.58 Ft x 12.00 Ft

Recreational, Games room 24.50 Ft x 15.42 Ft

Furnace 10.33 Ft x 8.83 Ft

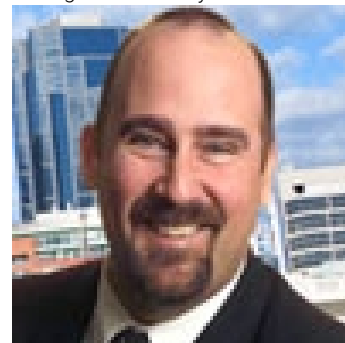
4pc Bathroom Measurements not available

Living room 18.50 Ft x 17.00 Ft

Kitchen 19.67 Ft x 9.50 Ft

Pantry 13.75 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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