

# \$1,775,000 - 3918 16a Street Sw, Calgary

MLS® #A2240433

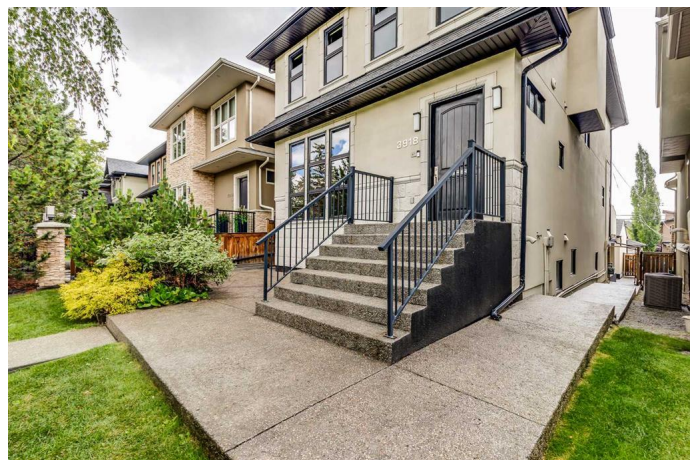
**\$1,775,000**

4 Bedroom, 4.00 Bathroom, 2,448 sqft

Residential on 0.09 Acres

Altadore, Calgary, Alberta

Welcome to Altadore, one of Calgary's most desired inner-city neighbourhoods! Located on a quiet, sought-after, tree-lined street, this masterfully built, Mid-Century Modern inspired home is sure to impress the most discerning buyer. With a rare walk-out basement & city views from the second floor, this custom-built home has an amazing floor plan with luxurious finishing. The main floor boasts gorgeous walnut flooring, 10' flat ceilings & oversized windows which create a bright, rich & inviting feel. The rare main floor office features coffered ceilings with a beautiful fireplace wrapped in rich walnut built-ins creating a warm sanctuary to showcase your exquisite Herman Miller Eames chairs. The living room features another oversized fireplace with walnut built-ins & is open to the oversized dining room & custom chef's kitchen. The expansive kitchen includes rare Brazilian granite countertops, custom walnut, maple lined cabinetry, a large sit-up island, TWO walk-in pantries & top-of-the-line appliances including: Subzero fridge, gas Wolf cooktop with griddle, 2 built-in Wolf ovens, Asko dishwasher, built-in microwave & garburator. Off this area is a private deck that is perfect for enjoying a glass of wine at the end of a busy day. Completing this floor is a private half bath tucked away for maximum privacy. As you ascend to the second floor, you'll appreciate the extra wide, custom railed staircase, the walnut flooring throughout the hall & bedrooms & the large skylights flooding the second floor



with natural light. The primary bedroom is a dream retreat with loads of built-in cabinetry, a huge walk-in closet with custom built-ins & a luxurious ensuite that you'll never want to leave. The spa-inspired 5 piece en-suite includes a double sink vanity, air-jet tub with pillow, walk-in steam shower & separate toilet room. The best part, you'll enjoy sweeping City views & holiday fireworks! Two additional oversized bedrooms, a 4-piece main bath, & large laundry room with granite counters, sink & plenty of cabinets & closet complete the second floor. The lower level is a rare walk-out with 9' flat ceilings, open rec room with built-in entertainment wall, lovely wet bar with mini fridge, sink & dishwasher, a large 4th bedroom, 3-piece bath, a large storage room & boot room area leading to the back, detached garage. The oversized double detached garage is insulated, painted & has a roughed-in gas line for a future heater if desired. Central A/C, central vac, heated tiled floors, solid core doors & built-in speakers complete the list of extras this executive home offers. This amazing home is located close to River Park, Glenmore Athletic Park, Aforza Tennis Club, Marda Loop's shopping, dining & favorites like Monogram Coffee, My Favorite Ice Cream Shoppe, Original Joes, Distilled Beauty Bar & the Garrison Pub. There are excellent schools nearby including Altadore School, Masters Academy & Lycee Louis Pasteur. Book your showing today!

Built in 2006

## Essential Information

MLS® #	A2240433
Price	\$1,775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,448
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3918 16a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4K8

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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