

**4212 16 Street SW
Calgary, Alberta****MLS # A2220949****\$899,000**

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

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

Inclusions: n/a

Live the Altadore lifestyle — 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 Calgary'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 — 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.