

4513 16 Street SW  
Calgary, Alberta

MLS # A2255327



\$825,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,596 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Black Shelving in Garage, Electrical Garage Heater

Open House Saturday Sept. 13, 2025 - 2-430 pm. Welcome to this well-maintained detached infill in the heart of Altadore, offering an ideal layout with generous principal rooms and thoughtful updates. Perfectly located across from Altadore Elementary and a forested green space, just steps to Rundle Academy, Monogram and Neighbours Coffee, and only two blocks from River Park and the Elbow River pathways, this home also provides quick access to Sandy Beach Park with its popular off-leash dog areas and swimming spots along the river. The front kitchen is filled with morning sun and features abundant cabinetry, walk-in pantry, sit-up breakfast bar, and loads of counter space, while the west-facing rear courtyard captures the afternoon light—perfect for entertaining or relaxing outdoors. The main floor is highlighted by on-site finished maple hardwood, a feature wall with fireplace in the spacious living room, and a bright dining area. Upstairs offers large bedrooms, while the professionally developed lower level includes a huge family room, full 4-piece bath, a bedroom with an egress window, and lots of storage space. Recent updates include new roof, new siding, eaves (2020) and hot water tank (2018). The low-maintenance backyard is beautifully landscaped with patio space, a flowering crab-apple tree, a cozy screened gazebo is included and quick access to the oversized double garage—heated and insulated. This is a must-see property and excellent value in one of Calgary's most sought-after inner-city communities, with easy access to downtown, MRU, Central Memorial High School, Glenmore Athletic Park, the Glenmore Reservoir Loop, and some of the city's best dog parks and outdoor recreation areas.