# \$914,850 - 3823 16a Street Sw, Calgary

MLS® #A2265941

### \$914,850

4 Bedroom, 4.00 Bathroom, 1,774 sqft Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to 3823 16 Street SW, an exceptional custom-built home located on a quiet, low-traffic street in the highly sought-after community of Altadore. Perfectly positioned across from a beautiful green space and park, this residence combines contemporary design, luxurious finishes, and a thoughtfully curated layout that defines modern inner-city living. From the moment you arrive, you'II appreciate the west-facing backyard, paved rear lane, and double detached garage, providing both functionality and style. The exposed aggregate patio with gas line for your BBQ or fire table, rock retaining wall, and low-maintenance landscaping create a private outdoor retreat ideal for entertaining or relaxing in the sun. Step inside to discover a bright and open floor plan designed to maximize natural light through large, oversized windows. Soaring 9-foot ceilings, rich hardwood flooring, and high-end window coverings set an elegant tone throughout the main level. The chef-inspired kitchen is truly the heart of this home â€" featuring sleek full-height white cabinetry, quartz countertops, a Sub-Zero 7-foot wine fridge, Butler's station, and a massive island with waterfall edge. Whether hosting a dinner party or preparing a casual meal, this kitchen offers both form and function with premium appliances and seamless flow. The living area is anchored by a modern gas fireplace, creating a cozy yet sophisticated atmosphere. The adjoining dining area and







sitting space allow for effortless entertaining, while thoughtful details such as built-in shelving, central air conditioning, and a built-in central vacuum system add to the convenience and comfort. Upstairs, you'II find three spacious bedrooms, including a stunning primary suite with spa-like en suite â€" featuring double sinks, glass-enclosed shower, freestanding tub, and walk-in closet with custom organizers. Every detail has been designed with luxury in mind. The fully finished basement continues the high-end feel with in-floor heating, a fourth bedroom, full bathroom, and a versatile family or media room perfect for movie nights or a home gym. With four bedrooms and three and a half bathrooms, this home offers over 2,600 square feet of beautifully finished living space. Modern lighting, clean architectural lines, and timeless finishes ensure this home will impress for years to come. Located steps to Altadore Park, River Park, and Marda Loop's boutique shops, restaurants, and cafes, this is a prime inner-city address offering the perfect blend of tranquility and convenience. Quick access to downtown, top-rated schools, and major routes make this an unbeatable location. Experience luxury, comfort, and impeccable design in one of Calgary's most desirable communities.

#### Built in 2005

Acres

## **Essential Information**

MLS® #	A2265941
Price	\$914,850
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,774

0.07

Year Built 2005

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 3823 16a Street Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 4K7

### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open

Floorplan, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s),

Walk-In Closet(s), Bar, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Refrigerator, Washer, Window Coverings, See Remarks,

Stove(s), Wine Refrigerator

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Courtyard, Other, Private Entrance, Private Yard, Storage,

Playground

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low

Maintenance Landscape, Private, Rectangular Lot, Views, See

Remarks, Secluded

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame, See Remarks

Foundation Poured Concrete

## **Additional Information**

Date Listed October 24th, 2025

Days on Market 8

Zoning R-CG

# **Listing Details**

Listing Office Legacy Real Estate Services

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.