

\$1,150,000 - 3803 16a Street Sw, Calgary

MLS® #A2266223

\$1,150,000

4 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.13 Acres

Altadore, Calgary, Alberta

Perfectly positioned across from Kiwanis Park in Altadore, this fully renovated vaulted bungalow pairs modern design with everyday comfort. The striking curb appeal begins with a modern façade, low-maintenance landscaping and a welcoming front patio shaded by mature evergreens. Inside, soaring vaulted ceilings and sunny skylights create a bright, airy living room anchored by a gas fireplace surrounded by clever built-ins and shelving. Oversized windows capture leafy park views, while built-in speakers add ambience for relaxing or entertaining. The chef's kitchen impresses with sleek full-height cabinetry, a designer tile backsplash, gas stove, stainless steel appliances and a waterfall-edge island perfect for casual dining or conversation. A wall of glass frames the backyard and floods the space with natural light, connecting seamlessly to the adjacent dining area where patio sliders open to the west-facing deck for effortless indoor/outdoor living. The main level continues with a showstopping creative studio featuring exposed wood beams, custom lighting and generous workspace ideal for design, art or a home office. A comfortable guest bedroom enjoys park views, complemented by a stylish powder room. Downstairs, the family-friendly layout continues with a large recreation room designed for movie and game nights. The spacious primary retreat features a built-in closet system and a luxurious ensuite with dual sinks and an oversized rain shower. Two



additional bedrooms, each with large windows, share a modern 4-piece bathroom. The beautifully finished laundry area adds thoughtful function with built-in storage and folding space. Outside, a massive west-facing yard invites outdoor enjoyment with a huge deck for barbeques, lounge areas for warm weather gatherings and plenty of grassy play space for kids and pets to play. Comfort is ensured year-round with central air conditioning, on-demand hot water, a high-efficiency furnace and a water softener. Set on a corner lot within walking distance to River Park, Sandy Beach, and the boutiques and caf  s of Marda Loop, this home embodies the best of Altadore living, design-forward, functional and outstandingly located! Open house Sat/Sun 12-2.

Built in 1952

Essential Information

MLS�� #	A2266223
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,075
Acres	0.13
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3803 16a Street Sw
Subdivision	Altadore
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 4K7

Amenities

Parking	Heated Garage, See Remarks, Converted Garage
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Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Beamed Ceilings, Wired for Sound
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
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Heating	High Efficiency, Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room
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Has Basement	Yes
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Basement	Full
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape
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Roof	Asphalt Shingle
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Construction	Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 23rd, 2025
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Days on Market	6
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Zoning	R-CG
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Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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