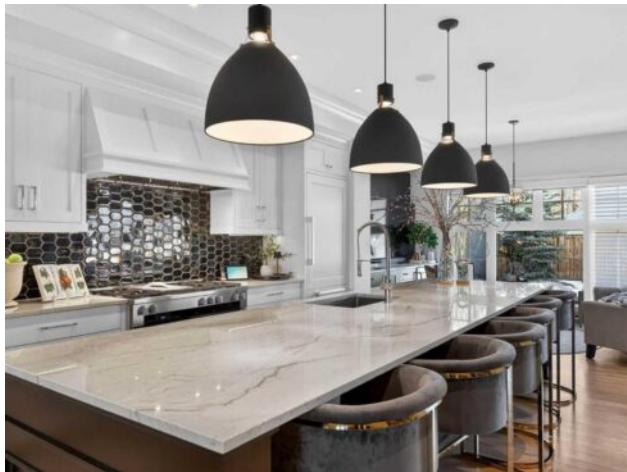


4215 16A Street SW
Calgary, Alberta

MLS # A2296102



\$3,999,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,069 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces Rear,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Cement Fiber Board, Mixed, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, Soaking Tub, Steam Room, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Miele Gas Stove, Range Hood, Built-in Refrigerator, Dishwasher(s), Mini Fridges, Outdoor Heaters, Blinds & Window Coverings/ Draperies with Hunter Douglas Controllers, Remote for Screens, TV Mounts, Washer/Dryer, Built-in Desk in Music Room, Built-in Sauna, Humidifier, A/C Units, Water Softener, Water Filtration System, Control 4 Stack, Garage Door Openers, Garage Heaters, Garage Shelving & Metal Cabinets, Mirrors in Living Room to the sides of the fireplace, Unattached Bar in Basement All attached Lighting & Sconces as Shown in Listing Photos

Introducing The Altadore Crest, a custom inner-city residence where timeless architecture meets thoughtful, design-driven refinement. This is not your average infill. At first glance, it's beautiful. But it's how this home lives that truly sets it apart. Situated on an oversized 57' x 124' lot with a west-facing backyard, this Altadore luxury home offers almost 6,000 sq ft of developed living space, including 4,069 sq ft above grade. Built in 2017 with exceptional craftsmanship - full-bed reclaimed antique brick, stone, cedar shakes, copper detailing, and 50-year architectural shingles - the home has since been thoughtfully elevated with extensive smart home integration and mechanical upgrades. The main level features 10-foot ceilings, site-finished white oak hardwood, and a chef's kitchen with Miele appliances, solid wood cabinetry, quartzite counters, and an oversized island. A Lux Tesoro folding wall connects the kitchen to a covered outdoor lounge with gas heaters, typhoon-proof retractable screens, and an outdoor TV - a true extension of the home for year-round entertaining. Unlike most Altadore infills, the backyard offers three distinct zones for entertaining, relaxing, and play - with room for kids and pets to enjoy real green space. Upstairs, the 772 sq ft primary retreat offers spa-inspired luxury: a marble steam shower, a freestanding soaker tub, double vanities with a makeup station, and a fully customized dressing room with Hacker Kitchens cabinetry. Two additional bedrooms each feature ensuites and walk-in closets. Heated floors throughout all bathrooms. A versatile bonus room with a wall of built-in storage and illuminated shelving completes the level. The fully developed lower level includes a temperature-controlled wine cellar, wet bar with custom cabinetry, premium audio throughout, a versatile room with a custom-built desk currently used as a music studio but

equally suited as a gym or office, games area with added millwork for seamless storage, Nordic sauna, media and recreation space, plus a fourth bedroom and bath. Behind the walls, the home has been extensively upgraded: fully integrated Control4 automation with hardwired lighting, blinds, audio, and security; Araknis network infrastructure; comprehensive camera and alarm system; upgraded HVAC and A/C units; on-demand hot water; water softener; and leak detection with auto shutoff. Additional features include in-floor slab heat, central A/C, central vacuum, and a triple-heated garage with epoxy floor, metal cabinetry, and a gas heater, plus professional landscaping with irrigation. Altadore defines inner-city family living - steps to top-rated schools, restaurants and coffee shops, parks, river pathways, and Marda Loop. Homes of this scale, quality, and refinement rarely come to market. The Altadore Crest is an exceptional opportunity. Don't forget to check out the VIDEO and give me a call to book a showing. All showings by appointment with listing agent present.