

# \$825,000 - 4513 16 Street Sw, Calgary

MLS® #A2255327

**\$825,000**

3 Bedroom, 2.00 Bathroom, 1,596 sqft  
Residential on 0.07 Acres

Altadore, Calgary, Alberta

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 lightâ€”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 garageâ€”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.

Built in 1999

**Essential Information**

MLS® #	A2255327
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,596
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4513 16 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4J2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, 220 Volt Wiring
# of Garages	2

**Interior**

Interior Features	Bookcases, Built-in Features, Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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