3807 16A Street SW

Calgary | Active | MLS® A2359132

$1,249,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2016**	**1,985.49 sq. ft.**

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Listed by Century 21 Bamber Realty LTD.

A closer look

Set directly across from Kiwanis Park, this Altadore infill offers 2,894 sq ft of developed living space and one of the best front views in the neighbourhood: skating and tobogganing in winter, the playground in summer. River Park is a couple of blocks away, and Marda Loop's trendiest restaurants and shops are an easy walk.

The main floor is organized around a generous kitchen, with a quartz island seating five, full-height woodgrain cabinetry, a gas cooktop, built-in wall ovens and open shelving set against a black-veined backsplash. A custom butler's pantry, completed this year, adds storage and a second work surface. The dining room sits beneath oversized windows framing mature trees. The living room is anchored by a floor-to-ceiling fireplace with built-ins and an art frame TV, which stays with the home. A discreet powder room, finished in moody floor-to-ceiling tile, sits off the rear hall, away from the main living spaces. A mudroom with built-in lockers leads out to the backyard.

The backyard retreat has a dry sauna, a pergola with a swing, turf, and stonework that continues to the front of the home. Beyond it is a double detached garage with storage and a workbench.

Upstairs, the primary suite has his-and-hers closets, a custom walk-in and a double closet with built-in organizers. Its five-piece ensuite has a freestanding soaker tub, dual vanity, fully tiled glass shower and a private water closet. Two more bedrooms both overlook the park; one is currently used as an office. A full bath and a dedicated laundry room complete the level.

The lower level is designed for entertaining. It has a wet bar with beverage fridge, a wine wall, a games area, a family room with TV and surround sound (included), a fourth bedroom and a full bath.

Additional features include a new dishwasher (2026), A/C and radon rough-ins, and a sump pump.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359132
Bedrooms	4
Bathrooms	4
Year Built	2016
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,985.49 sq. ft.
Main Level Finished Area:	953.83 sq. ft.
Below Grade Finished Area:	908.87 sq. ft.
Lot Area:	3,100 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1AJ
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stone, Stucco, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Range Hood, Refrigerator, Washer, Wine Refrigerator
Inclusions:	Built-in Microwave Oven, (All) Window Coverings,(All) Light Fixtures, Ring Doorbell(1), Security System & Components, Outdoor Sauna, Pergola & Swing, Living Room Art TV & Bracket, Basement TV with Bracket & Soundbar, Office Glass Whiteboard, Exterior String Lights
Restrictions:	None Known
Main Floor	Dining Room · 13'10" × 11'4" ·
Main Floor	Kitchen · 19'8" × 15'1" ·
Main Floor	Living Room · 14'11" × 14'2" ·
Main Floor	Mud Room · 9'7" × 5'5" ·
Upper Level	Bedroom · 14'7" × 9'9" ·
Upper Level	Bedroom · 10'9" × 9'10" ·
Upper Level	Laundry · 7' × 5'4" ·

Upper Level	Bedroom - Primary · 17'11" × 15'6" ·
Upper Level	Walk-In Closet · 9' × 6'3" ·
Basement	Other · 15'10" × 11'9" ·
Basement	Bedroom · 13'10" × 10'2" ·
Basement	Game Room · 20'2" × 13'8" ·
Basement	Furnace/Utility Room · 19'10" × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Low Maintenance Landscape, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3807-16a-street-sw-calgary-a2359132/

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