4023 16A Street SW

Calgary | Active | MLS® A2342426

$2,899,500









Bedrooms	Bathrooms	Year Built	Living area
5	**6**	**2026**	**3,743.65 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | SATURDAY, NOV. 14, 5:30-7:30PM * Bold design. Timeless execution. This modern 5-bed masterpiece by Alliance Custom Homes sits on a sunny lot in one of Calgary's most desirable inner-city neighbourhoods. From the striking exterior to the thoughtful three-level layout, every detail is designed for elevated living.

As you step inside, you're welcomed by clean lines, curated lighting, and wide-plank hardwood floors. Just off the front entry, a glass-enclosed office offers a quiet, sunlit workspace with street views, ideal for remote work and welcoming clients. Right next to it, a stylish powder room is perfectly placed for both guests and everyday convenience.

The dining space is front-facing with oversized windows bringing in morning light, ideal for hosting brunch or a holiday dinner. The chef's kitchen is anchored by a massive central island with quartz countertops, sleek cabinetry that stretches to the ceiling, high-end appliances, and a designer pot filler over the gas range. Just behind, a discreet butler's pantry keeps your entertaining game sharp with added storage and prep space, with access to the dining room.

Toward the back, the living room invites you to unwind. A full-height gas fireplace anchors the space, and oversized patio doors open to a private backyard retreat.

Upstairs, three bedrooms and a laundry room are thoughtfully arranged for both comfort and privacy. The expansive primary suite is a true retreat, featuring a gas fireplace, a luxurious ensuite with an oversized steam shower, freestanding tub, and double vanity, plus a massive walk-in closet with custom built-ins. Two spacious secondary bedrooms complete the upper level, each with their own built-in closets and private ensuites.

The third floor is your elevated entertainment zone. A built-in wet bar, full bathroom discretely hidden behind a panelled door, and private flex space creates a perfect setup for movie nights, cocktail hours, or a tucked-away workspace. Step out onto the private balcony to take in the treetop views or enjoy a quiet moment in the sun.

Downstairs, the fully developed basement expands your options even further. A large rec area provides plenty of space for games, movie marathons, or a kids' hangout zone. A dedicated home gym sits behind a full glass wall, adding a stylish, functional edge. Two additional bedrooms and a full bathroom round out this level, ideal for guests, teens, or extended family.

Set in Altadore, just minutes from the river pathways and Sandy Beach, this home is surrounded by parks, coffee shops, and great schools. You're a short stroll to the Glenmore Athletic Park and River Park Off-Leash Area. Altadore School (K-6) and Rundle Academy (Grades 4-12) are nearby, with Central Memorial and Western Canada High just a short drive away. Grab coffee at Monogram, dine at Merchants or The Trop, and enjoy the boutiques of Marda Loop, all just a few minutes from your front door!

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2342426
Bedrooms	5
Bathrooms	6
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	3,743.65 sq. ft.
Main Level Finished Area:	1,396.11 sq. ft.
Upper Level Finished Area:	2,347.54 sq. ft.
Below Grade Finished Area:	1,582.06 sq. ft.
Acreage:	No
Lot Area:	4,466 sq. ft.
Lot Frontage:	36'
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Three Or More
Total Rooms Above Grade:	10
Year built:	2026 (Age: 0)

Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	6.0 (Full:5, Half:1)
Num Ensuite Baths:	3
Plan:	2610731
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Alliance Custom Homes
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room

City Quadrant:	Southwest
Community:	Altadore
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Gas Range
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 19'5" × 16'7" ·
Main Floor	Kitchen · 19'11" × 9'6" ·
Main Floor	Pantry · 13'6" × 6'8" ·
Main Floor	Dining Room · 12' × 10'10" ·
Main Floor	Office · 10'6" × 9'5" ·
Main Floor	Mud Room · 16'7" × 8'6" ·
2nd Floor	Bedroom - Primary · 16'1" × 16' ·
2nd Floor	Walk-In Closet · 16'2" × 9'6" ·
2nd Floor	Bedroom · 17'9" × 13'6" ·
2nd Floor	Bedroom · 17'9" × 12'2" ·
2nd Floor	Laundry · 11'2" × 5'7" ·
3rd Floor	Bonus Room · 24' × 18'10" ·
3rd Floor	Office · 13'10" × 11'11" ·
3rd Floor	Other · 13'10" × 2'2" ·
Basement	Bedroom · 14'1" × 12'4" ·
Basement	Bedroom · 11'8" × 10'11" ·
Basement	Exercise Room · 12'4" × 12'2" ·
Basement	Game Room · 25'8" × 24'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s), Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	SR
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4023-16a-street-sw-calgary-a2342426/

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