4205 16 Street SW

Calgary | Active | MLS® A2321820

$895,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1981**	**1,512.48 sq. ft.**

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Listed by Real Broker

A closer look

Exceptional Altadore investment opportunity featuring 3 self-contained suites, including a registered 2-bedroom basement legal suite. The property offers a 2-bedroom main floor suite with fireplace, a 1-bedroom upper illegal suite with private balcony, and a 2-bedroom lower suite with fireplace and storage. Extensive improvements include a complete rebuild of the basement suite to the foundation, legal suite registration, 200-amp electrical service, new roofs on the house, garage and rebuilt carport, renovations to the upper and main floor suites, added in-suite laundry, rebuilt front steps and railing, recent paint, plus a high-efficiency furnace and tankless hot water system. Detached single garage, carport and multiple private entrances. Excellent flexibility for investors or owner-occupants, with potential to combine the main and upper suites while retaining the registered basement suite. Prime Altadore location near Marda Loop, parks, schools and downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2321820
Bedrooms	5
Bathrooms	3
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	1
Home Style:	1 and Half Storey
Total Living Area:	1,512.48 sq. ft.
Main Level Finished Area:	971.04 sq. ft.
Upper Level Finished Area:	541.44 sq. ft.

Below Grade Finished Area:	835.16 sq. ft.
Acreage:	No
Lot Area:	3,100 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	East
Unit Exposure:	East
Levels:	One and One Half
Total Rooms Above Grade:	8
Year built:	1981 (Age: 45)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	5944AD
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Laminate, Tile
Cooling:	None

Fireplaces:	2
Fireplace Details:	Basement, Brick Facing, Gas Starter, Living Room, Mixed, See Remarks
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Carport, Covered, Single Garage Detached
Parking Covered:	1
Parking Places:	2
Parking Total/Covered:	2 / 1
Laundry Features:	In Basement, In Unit, Lower Level, Main Level, Multiple Locations, Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Dryer, Oven, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	BBQ
Restrictions:	None Known
Main Floor	Bedroom · 16'5" × 14'1" ·
Main Floor	Bedroom · 10'3" × 8'8" ·
Main Floor	Dining Room · 10'8" × 9'1" ·
Main Floor	Kitchen · 9'3" × 7'2" ·
Main Floor	Living Room · 16'5" × 12'6" ·
Upper Level	Bedroom - Primary · 16'5" × 10' ·
Upper Level	Family Room · 11'11" × 10'10" ·
Upper Level	Kitchen · 9'1" × 5'8" ·
Basement	Game Room · 20'6" × 15' ·
Basement	Kitchen · 8'8" × 7'2" ·
Basement	Storage · 5'1" × 3'2" ·
Basement	Bedroom · 14'2" × 5'4" ·

Basement	Bedroom · 14'3" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	French Door, High Ceilings, No Smoking Home, See Remarks, Separate Entrance, Storage
Exterior Features:	Balcony, Private Entrance, Private Yard, Storage
Patio And Porch Features:	Balcony(s), Front Porch
Lot Features:	Back Lane, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4205-16-street-sw-calgary-a2321820/

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