4415 16A Street SW

Calgary | Active | MLS® A2356861

$1,259,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2009**	**1,853.92 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Realty Professionals

A closer look

Step into this beautifully appointed semi-detached home in the sought-after Altadore neighbourhood. Offering total of 2762.17 sq ft - this two-storey home features a west-facing backyard, three bedrooms upstairs, and one downstairs. Thoughtful elegant design meets comfortable living.

The main-floor foyer opens to a large, bright dining room, desk space and a chef's kitchen featuring quartz countertops, a Viking gas cabinet integrated Miele built-in appliances, and an oversized island with ample storage and seating-perfect for entertaining. At the back of the home, the living room features a gas fireplace and two Garden doors leading to the large, tiled rear deck and bright west-facing backyard. A spacious mudroom completes the main floor. Travertine flooring runs throughout the main floor, while hardwood flooring extends across the upper floor and finished basement. Hardwood stairs lead to both levels.

Upstairs are three bedrooms, a full bathroom, and a convenient laundry room with a front-load washer and dryer. Skylights brighten the upper hallway and primary ensuite. The ensuite features a steam shower, soaking tub, and double vanity. The primary bedroom also has a private deck with heated floor tiles.

The finished basement offers a recreation area with a gas fireplace, a home theatre with a built-in drop-down 80-inch screen and ceiling-mounted projector, and a wet bar with a large island and beverage refrigerator. A fourth bedroom with a walk-in closet and a full bathroom complete the lower level. In-floor heating adds comfort below grade.

Additional features include a Control4 system, zoned built-in speakers, a media cabinet, central air conditioning, a water softener, Vacu-Flo, a sump pump, a humidifier, built-in closets, window coverings, a main-floor desk by the stairwell, security keypads, and a rear gas line for the BBQ. The finished rear 21 x 21 sq ft garage has a door opener and controls, plus a rough-in gas line.

Enjoy convenient access to schools, parks, a playground, a pool, tennis courts, walking and biking paths, shopping, restaurants, 33,34 Avenue shops known as: No.7 district, coffee shops, medical offices, grocery stores, downtown, the south end of the city, the mountains, and golf. Located on one of the most desirable streets within desirable Altadore, this home offers comfort, elegance, convenience, and more.

Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356861
Bedrooms	4
Bathrooms	4
Year Built	2009
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:	1,853.92 sq. ft.
Main Level Finished Area:	908.25 sq. ft.
Upper Level Finished Area:	945.67 sq. ft.
Below Grade Finished Area:	908.25 sq. ft.
Acreage:	No
Lot Area:	3,100 sq. ft.
Lot Frontage:	26'
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2009 (Age: 17)
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:	85AG
Heating:	Boiler, High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Stone, Wood Frame
Structure Type:	Duplex
Roof:	Flat, Rolled/Hot Mop
Ensuite:	Yes
Flooring:	Hardwood, Marble, See Remarks, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas, Insert, Living Room, Recreation Room
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Secured, Side By Side
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Washer, Water Softener, Window Coverings

Inclusions:	BBQ Gas line on Rear Patio, Gas Line to Garage, Basement Projector, Exterior Upper Deck Heated tiles, Steam Shower, Basement in-Floor Heat, Media Tower and Contents, Control 4 system, Desk on main floor. Vacu-Flo w/ Attachments.
Restrictions:	See Remarks
Main Floor	Kitchen · 18'5" × 16'3" ·
Main Floor	Dining Room · 14' × 11'7" ·
Main Floor	Living Room · 14'9" × 14' ·
Main Floor	Foyer · 7'7" × 6' ·
Main Floor	Mud Room · 8'3" × 4'8" ·
Main Floor	Other · 20'4" × 12'10" ·
2nd Floor	Laundry · 5' × 4'9" ·
2nd Floor	Balcony · 10'9" × 4'7" ·
2nd Floor	Bedroom - Primary · 14' × 12'4" ·
2nd Floor	Bedroom · 12'9" × 9'10" ·
2nd Floor	Bedroom · 10'2" × 9'8" ·
2nd Floor	Walk-In Closet · 13'6" × 5'6" ·
Basement	Other · 9'6" × 7'3" ·
Basement	Game Room · 20'6" × 13'7" ·
Basement	Furnace/Utility Room · 16'10" × 5'3" ·
Basement	Bedroom · 13'7" × 9'2" ·
Basement	Walk-In Closet · 9'5" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Golf, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s)
Exterior Features:	Balcony, BBQ gas line, Private Entrance, Private Yard

Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Level, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4415-16a-street-sw-calgary-a2356861/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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