

\$ 995,000.00

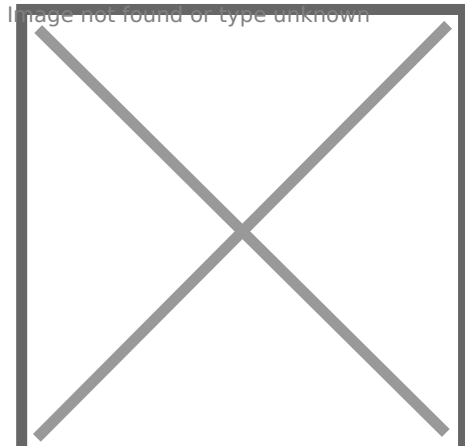
## 4119 16 STREET SW CALGARY

<https://paulbrinton.com>

PRESALE PRICING IN EFFECT. POSSESSION: MAY 2022. DETACHED MODERN FARMHOUSE | 3 + 1 BEDROOMS | 3.5 BATHS | DESIGNER FINISHES | 124' LOT ALLOWING FOR LARGER BACKYARD | WEST BACKYARD WITH AFTERNOON & EVENING SUN | This stunning DETACHED MODERN FARMHOUSE is yours to enjoy offering ample living space...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1162858

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 15:00:15

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/23/21

**Two Piece Bath:** 1

**Lot size:** 6179 sq ft

**Year built:** 2022

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Lighting,Storage

**District:** CAL Zone CC

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** Golf,Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Cross Fenced,Fenced

**Cooling:** Rough-In



**Inclusions:** None

**Interior Features:** Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Stone Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound

**Lot Features:** Back Lane,Back Yard,City Lot,Low Maintenance Landscape,Rectangular Lot

**Roof Type:** Asphalt Shingle

**Heating Type:** In Floor Roughed-In

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Laundry Room, Upper Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 491.84

**Title Land:** Fee Simple

**Photo Count:** 19

**Rooms Above Grade:** 7

**Construction Materials:** See Remarks

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 7.62M 25`0"

**Appliances:** See Remarks

**Living Area SF:** 2023.00

**Subdivision Name:** Altadore

**Structure Type:** House

**Lot Size Acres:** 0.14

**Restrictions:** None Known

