$1,669,900 - 3205 4 Street Sw, Calgary

MLS® #A2195159

$1,669,900
5 Bedroom, 2.00 Bathroom, 1,703 sqft
Residential on 0.18 Acres

Rideau Park, Calgary, Alberta

Rare find, first time publicly marketed! One of the largest lots currently available in luxurious Rideau Park! Privacy, peace and quiet, while living in harmony with natures small wildlife, with truly only one neighbour nearby. Build an epic dream home of modern extravagance or revive the existing large bungalow. The current midcentury modern home has grand rooms, a timeless floor plan with custom rounded corners in the wide hallway, hand crafted mill work in the kitchen and hardwood throughout most of the main level. Clean, mostly original, still livable (currently occupied), with shingles redone less than four years ago, separate entrance for the basement and a fireplace for each level. This 733 sq meter corner lot features many private areas to entertain guests with mature trees (some city owned), areas for playing, storing an rv and gardening with many perennials returning in Spring. Plenty of frontage with 19.84 m along 30th Ave SW x 39.62 m along 4th Street SW! Comfortably set back from 4th Street, surprisingly a tranquil location living amongst nature with all the urban conveniences! Walk tree-lined streets to 4th Street and enjoy the annual lilac festival and daily fine dining and boutique shops, refined living! Adventure the scenic trails meandering the parks and Elbow River, off leash dog park or walk across the bridge to the Glencoe Club or consider joining in the fun at Stampede Park, all easy walking distance from this vibrant location. Looking to subdivide, consider asking your favourite

lawyer to review the restrictive covenant, readily available upon request or ask your fav agent for the documents (loaded in supplement documents of the listing). Book your showing today, or please let us know if you'd like to just privately walk the property!

Built in 1949

Essential Information

MLS® #	A2195159
Price	$1,669,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,703
Acres	0.18
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3205 4 Street Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1Y1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Garage Door Opener, Parking Pad, Driveway, Off Street, See Remarks, RV Access/Parking
# of Garages	2

Interior

Interior Features	Closet Organizers, Separate Entrance, Wood Windows, Natural

	Woodwork, See Remarks
Appliances	Garage Control(s), Refrigerator, Window Coverings, Dryer, Electric Stove, Portable Dishwasher, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning, Mixed
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Backs on to Park/Green Space, Cleared, Few Trees, Greenbelt, Private, See Remarks
Roof	Asphalt Shingle, See Remarks
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 18th, 2025
Days on Market	60
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First

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