

# \$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 nature's 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 | 74                  |
| Zoning         | R-CG                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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