

# \$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

**\*\*Open House Sunday, May 18th 1:00-3:00 pm\*\*** 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, Driveway, Garage Door Opener, Off Street, Parking Pad, RV Access/Parking, See Remarks
# of Garages	2

### Interior

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

## Exterior

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

## Additional Information

Date Listed	February 18th, 2025
Days on Market	85
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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