



THE A-TEAM

RE/MAX FIRST

3019 5 Street, Calgary T2S 2C3

MLS #: A2134568 Area: Rideau Park Listing Date: 05/23/24 List Price: \$1,649,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Calgary
Year Built: 1911
Lot Information: Lot Sz Ar: 4,553 sqft
Access: Back Lane, Landscaped, Level, Rectangular Lot, Treed
Double Garage Detached

DOM: 33
Layout: Beds: 4 (3 1), Baths: 3.5 (3 1), Style: 2 Storey
Parking: Ttl Park: 2, Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor, Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony
Construction: Cedar, Vinyl Siding, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source: Public
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Vaulted Ceiling(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, 4pc Bathroom, Dining Room, Kitchen, Office, Bedroom on Main and Upper levels, and 3pc Bathroom, 5pc Ensuite bath, Family Room, Living Room, Bedroom, Bedroom - Primary on Basement and Upper levels.

**Laundry
Bedroom**

**Basement
Basement**

**8`2" x 10`5"
16`6" x 10`10"**

Game Room

Basement

24`6" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4992AC

Zoning:
R-C1

Remarks

Pub Rmks: **Amazing opportunity to live in the exclusive Rideau Park neighborhood! This family home is situated on one of the most desirable, tree-lined streets in the community and boasts over 3,000 square feet of developed living space. This newly renovated character home seamlessly combines classic charm with modern convenience. The spacious kitchen, flooded with natural light, features stunning granite countertops, stainless steel appliances, and ample storage. The main level includes an office, dining/living room, family room, and breakfast nook. Step out to the west-facing backyard and large deck, perfect for summer barbecues. Upstairs, the spacious master suite offers vaulted ceilings, a private balcony, a large walk-in closet, and a gorgeous new ensuite completed by Leonard Developments. Two additional bedrooms and a full bathroom complete the upper level. The fully developed basement includes a large rec/family room, a dedicated laundry space, an additional bedroom, and a full bath. This home has been meticulously updated, with all plumbing, electrical, and insulation replaced. Additional updates include a new laundry room, several new windows, a new sewer line, newer high-efficiency furnaces, and extensive landscaping work. Enjoy walking to the shops and restaurants of 4th Street in Mission, and take advantage of the proximity to bike paths, the Elbow River, Rideau Park School, and Western High School. Don't miss this incredible opportunity to live in one of the most sought-after neighborhoods in the area!**

Inclusions:
Property Listed By: **Hot tub.
Charles**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











