



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3019 5 Street, Calgary T2S 2C3**

MLS® #: **A2166253**      Area: **Rideau Park**      Listing Date: **09/16/24**      List Price: **\$1,489,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **2,312**  
 Low Sqft:  
 Ttl Sqft: **2,312**

DOM  
**3**  
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, Cement Fiber Board, 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

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Basement</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 11`4"</b>	<b>Family Room</b>	<b>Main</b>	<b>13`2" x 13`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 19`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`5" x 14`3"</b>
<b>Office</b>	<b>Main</b>	<b>10`3" x 11`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 11`5"</b>

Bedroom  
Laundry  
Bedroom

Upper  
Basement  
Basement

10`7" x 11`8"  
8`2" x 10`5"  
16`6" x 10`10"

Bedroom - Primary  
Game Room

Upper  
Basement

17`9" x 13`8"  
24`6" x 11`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**4992AC**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Discover a rare opportunity to live in the prestigious Rideau Park neighbourhood! Nestled on one of the most coveted, tree-lined streets, this beautifully updated family home offers over 3,000 square feet of total developed space. With fresh paint and thoughtful renovations, it seamlessly blends timeless character with modern amenities. The bright, spacious kitchen showcases gorgeous granite countertops, stainless steel appliances, and ample storage. The main floor features a home office, dining/living area, family room, and cozy breakfast nook, all leading to a west-facing backyard with a large deck—ideal for summer gatherings. Upstairs, the primary suite impresses with vaulted ceilings, a private balcony, a walk-in closet, and a newly designed ensuite by Leonard Developments. Two additional bedrooms and a full bath complete the upper level. The fully finished basement offers a large rec room, a separate laundry area, another bedroom, and a full bathroom. Major updates include lifetime guaranteed Ceramtec shingles, new plumbing, electrical, insulation, several windows, a sewer line, high-efficiency furnaces, and extensive landscaping. Enjoy walking to Mission's trendy shops and restaurants, with nearby bike paths, the Elbow River, Rideau Park School, and Western High School. Don't miss your chance to own in this highly sought-after community!**

Inclusions:  
Property Listed By:

**Hot Tub  
Charles**

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











