



THE
A-TEAM

**RE/MAX
FIRST**

955 RIDEAU Road, Calgary T2S3A7

MLS® #: **A2166516**

Area: **Rideau Park**

Listing Date: **09/20/24**

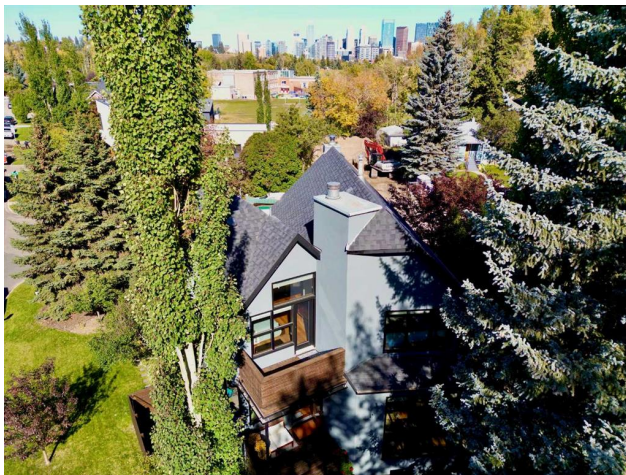
List Price: **\$2,580,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Lot Information

Lot Sz Ar: **4,176 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,346**
Low Sqft:
Ttl Sqft: **2,346**

DOM

61
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Garden,Landscaped,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Dock,Garden,Private Entrance,Private Yard,Storage**

Construction:

Stucco,Wood Frame

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Microwave,Refrigerator,Wall/Window Air Conditioner,Wine Refrigerator**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 18`2"	Kitchen	Main	17`0" x 10`2"
Pantry	Main	6`0" x 4`5"	Dining Room	Main	17`5" x 13`2"
Foyer	Main	10`5" x 9`6"	Den	Main	13`0" x 12`6"
Office	Main	8`2" x 7`2"	2pc Bathroom	Main	6`0" x 5`0"
Bedroom - Primary	Second	13`10" x 12`6"	Walk-In Closet	Second	12`6" x 6`6"

4pc Ensuite bath	Second	12`6" x 9`4"	Bedroom	Second	13`4" x 11`10"
Bedroom	Second	13`10" x 11`7"	3pc Bathroom	Second	13`2" x 4`11"
Family Room	Basement	15`5" x 10`0"	Exercise Room	Basement	12`6" x 9`8"
Bedroom	Basement	16`10" x 11`10"	Laundry	Basement	8`0" x 5`3"
4pc Bathroom	Basement	8`0" x 5`0"	Furnace/Utility Room	Basement	8`1" x 7`5"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **8710390**

Zoning: **R-C1**

Remarks

Pub Rmks: **Situated on a prime corner lot by the river and at the entrance of the park, this beautifully renovated home offers over 3,300 square feet of thoughtfully designed living space. Tastefully updated with unique architectural features, this home reflects the multiple upgrades that seamlessly blend modern style with timeless elegance. The open floor plan connects the kitchen, dining, and living areas, making the space perfect for both family living and entertaining. Large windows throughout allow natural light to pour in, showcasing the home's sleek finishes and fine craftsmanship. Upstairs, the home offers three spacious bedrooms, including a primary bedroom with a luxurious 4-piece ensuite featuring modern, spa-like finishes. The other two bedrooms are equally spacious and ideal for family members or guests. The fully finished basement provides additional living space with a large bedroom and a spacious rec room, perfect for hosting guests or creating a cozy family retreat. The south-facing backyard is a beautifully landscaped sanctuary with a wooden patio that invites outdoor relaxation and dining. Its location by the river and adjacent park allows for serene views and easy access to nature, making it a peaceful escape from city life. This striking home, with its contemporary exterior, is perfectly positioned on a quiet, tree-lined street in one of Calgary's most desirable neighborhoods. Rideau Park offers a rare blend of privacy, natural beauty, and urban convenience.**

Inclusions: **NA**
 Property Listed By: **Century 21 Masters**

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

