



THE A-TEAM

RE/MAX FIRST

3205 4 Street, Calgary T2S 1Y1

MLS®#: A2175740 Area: Rideau Park Listing 11/13/24 List Price: \$1,699,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1949
Lot Information
Lot Sz Ar: 7,890 sqft
Lot Shape:

DOM

1
Layout
Beds: 5 (3 2)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 6
Garage Sz: 2

Access:

Lot Feat: Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Few Trees, Front Yard, Lawn, Greenbelt, Landscaped, Private, See Remarks
Park Feat: Double Garage Detached, Driveway, Garage Door Opener, Off Street, Parking Pad, RV Access/Parking, See Remarks

Utilities and Features

Roof: Asphalt Shingle, See Remarks
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Stucco
Flooring: Carpet, Hardwood, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dryer, Electric Stove, Garage Control(s), Portable Dishwasher, Refrigerator, Washer, Window Coverings
Int Feat: Closet Organizers, Natural Woodwork, See Remarks, Separate Entrance, Wood Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Bedrooms, Bathrooms, and their respective levels and dimensions.

Family Room
Furnace/Utility Room

Basement
Basement

24`6" x 13`8"
31`11" x 13`8"

Storage

Basement

7`5" x 3`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5419FQ

Zoning:
R-CG

Remarks

Pub Rmks:

Rare opportunity to own a home never publicly marketed before, in highly sought after Rideau Park! Rebuild a new prestigious home or enjoy the current large bungalow, and upgrade it to modern luxury and style. Come home to a floor plan with enormous rooms, extraordinarily wide hallways and beautifully rounded feature corners. The main living room is large with a picture window, electric fireplace, hardwood floor continues into the formal dining room with original custom ceilings. The eat-in kitchen is spacious with beautiful handcrafted cabinetry, character window, allowing natural light. The primary bedroom, second and third bedrooms have hardwood floor, as throughout most of the main level (carpet overtop in one bedroom). The second and third bedrooms are large and conveniently near the main bathroom. There is a separate entrance for the fully finished basement. From the flex room there are two more good sized bedrooms, a den and full bathroom. Entertain in the grand family room with a cozy wood fireplace (gas ignite). Plentiful storage options throughout, especially in the utility room. Much of the home is original, the shingles were replaced three years ago. Your family will enjoy the privacy offered in the yard with only one neighbour, mature trees (some City owned), birds and small wildlife abound in the quiet backyard and side yard. Perennials will return next Spring, enjoy multiple relaxing spaces for playing, gardening, parking - even space for an RV! This 733 sq meter lot boasts 129' frontage along 4th Street SW and 65' frontage along 30th Ave SW! Great location with tree lined streets, nearby off leash dog park, transit, Elbow River pathways, Elbow Island Park, Calgary Stampede, groceries, trendy dining and shops! Book your showing today!

Inclusions:
Property Listed By:

**Inclusions sold "as is" condition.
RE/MAX First**

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











