



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3205 4 Street, Calgary T2S 1Y1**

MLS®#: **A2175740**

Area: **Rideau Park**

Listing Date: **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**

Finished Floor Area

Abv Sqft: **1,703**  
Low Sqft:  
Ttl Sqft: **1,703**

DOM

**8**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **7,890 sqft**  
Lot Shape:

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

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	15`0" x 4`11"	Eat in Kitchen	Main	17`11" x 12`3"
Dining Room	Main	14`1" x 14`1"	Living Room	Main	20`4" x 14`7"
Bedroom - Primary	Main	13`2" x 12`1"	Bedroom	Main	14`6" x 11`4"
Bedroom	Main	13`1" x 10`11"	Storage	Main	4`0" x 3`6"
4pc Bathroom	Main	7`11" x 7`6"	Bedroom	Basement	12`1" x 10`10"
Bedroom	Basement	13`7" x 10`5"	Den	Basement	12`1" x 12`1"
Flex Space	Basement	18`9" x 10`0"	3pc Bathroom	Basement	10`0" x 5`10"

**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:

Zoning:  
**R-CG**

**5419FQ**

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**





















