



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**

Lot Information

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

Finished Floor Area

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

DOM

38
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

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	49`3" x 16`2"	Eat in Kitchen	Main	58`10" x 40`2"
Dining Room	Main	46`2" x 46`2"	Living Room	Main	66`8" x 47`10"
Bedroom - Primary	Main	43`3" x 39`8"	Bedroom	Main	47`7" x 37`2"
Bedroom	Main	42`11" x 35`10"	Storage	Main	13`1" x 11`6"
4pc Bathroom	Main	26`0" x 24`7"	Bedroom	Basement	39`8" x 35`6"
Bedroom	Basement	44`7" x 34`2"	Den	Basement	39`8" x 39`8"
Flex Space	Basement	61`6" x 32`10"	3pc Bathroom	Basement	32`10" x 19`2"
Family Room	Basement	80`5" x 44`10"	Storage	Basement	24`4" x 10`11"
Furnace/Utility Room	Basement	104`9" x 44`10"			

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **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 ovetop 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: **Inclusions sold "as is" condition.**
 Property Listed By: **RE/MAX First**

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











