

\$2,165,000 - 841 Rideau Road Sw, Calgary

MLS® #A2228056

\$2,165,000

3 Bedroom, 3.00 Bathroom, 3,004 sqft
Residential on 0.14 Acres

Rideau Park, Calgary, Alberta

SOLD FIRM - WAITING FOR DEPOSIT.

Amazing residential opportunity in prime and sought-after Rideau Park. Fantastic location within the cul-de-sac and close to parks (including the Elbow River Pathway System), top schools and walking distance to 4th Street for dinner, coffee or groceries. Architect designed home with extensive professional renovations that now offers a sophisticated and luxurious living-experience. Open plan on the main with engineered hardwood throughout. A large living space overlooks the rear yard and is open to the kitchen. Stunning dining room with vaulted ceiling and wood-burning fireplace. Cozy den with built-ins, TV and a home workspace. Bright chef's kitchen has incredible counter space and storage plus a large island, sparkling quartz counters, great appliances (including double ovens, gas cooktop and Subzero fridge) and a pantry-broom closet around the corner. Flex area for a casual dining table or seating. Adjacent mud-room will keep the family well organized and features excellent storage, a sink, laundry, door to the rear yard and direct access to the very convenient and oversized double attached garage. The upper level holds 3 bedrooms including a generous primary suite with huge bedroom (built-ins and blackout drapes), large walk-in closet and bright 5 piece ensuite with double vanity. Both secondary bedrooms are well-sized and the house bath also has a double vanity. This upper level has



central AC for summer comfort. The lower level is currently undeveloped but contains a large, framed opening for a bedroom window (matching exterior window well) and rough-in plumbing for a bathroom. The full size 50â€™ x 120â€™ lot has lush, professional landscaping, sprinkler system, landscape-lighting, full perimeter fence in the rear yard, built-in BBQ and a number of outdoor living areas. Scored aggregate driveway and front sidewalk. All mechanical and infrastructure has been replaced including the newer stucco envelope, windows and roof. This property offers a hard-to-find combination of top location, lot, house size and condition. Tremendous value in this current market. Seller will review any offers Sunday June 15th at 1:00pm.

Built in 1975

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2228056 |
| Price | \$2,165,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 3,004 |
| Acres | 0.14 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 841 Rideau Road Sw |
| Subdivision | Rideau Park |
| City | Calgary |

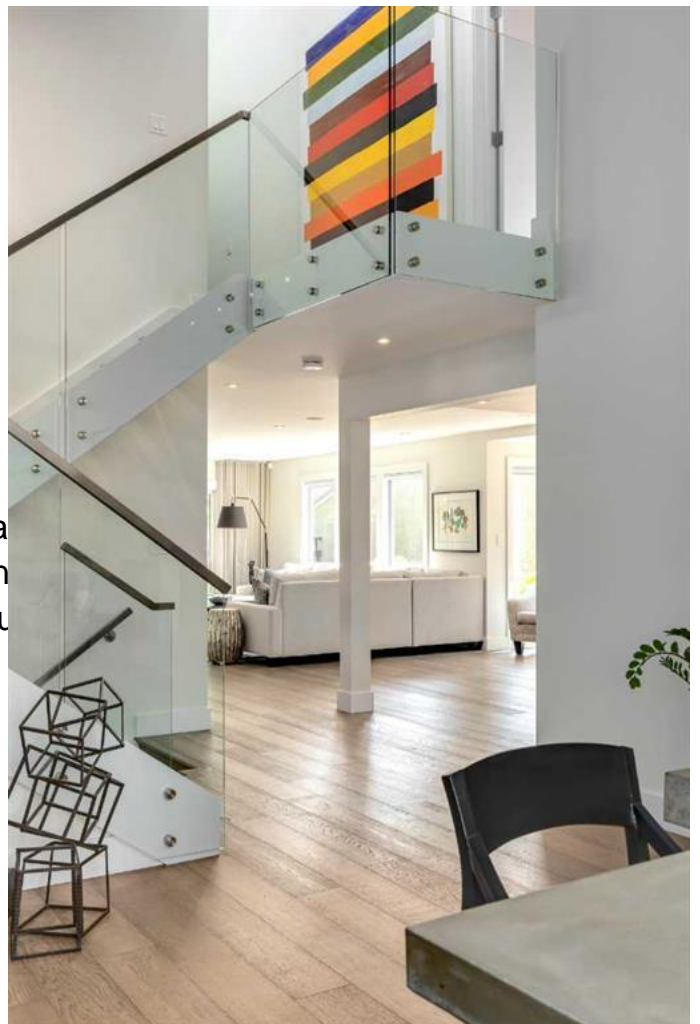
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|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 0S2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Smoking, Storage, Sump Pump(s), Vaulted Ceiling |
| Appliances | Built-In Refrigerator, Central Air, Dryer, Garage Control(s), Washer, Wine Refrigerator |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Gas Starter |
| Has Basement | Yes |
| Basement | Full, Unfinished |



Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Private Entrance, Private Yard, Storage, Built-in Barbecue, Rain Barrel/Cistern(s) |
| Lot Description | Back Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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