# \$1,625,000 - 3205 4 Street Sw, Calgary

MLS® #A2257470

## \$1,625,000

5 Bedroom, 2.00 Bathroom, 1,703 sqft Residential on 0.18 Acres

Rideau Park, Calgary, Alberta

Highly sought after, luxurious Rideau Park! Rare find, first time publicly marketed! One of the largest lots currently available in the area! Privacy, peace and quiet, while living in harmony with natures small wildlife, with truly only one neighbour nearby. The current midcentury modern home has grand rooms, a timeless floor plan with custom rounded corners in the extraordinarily wide hallway, hand crafted mill work in the kitchen and hardwood throughout most of the main level. Clean and mostly original (currently occupied), with shingles replaced about four years ago, separate entrance for the basement and a fireplace for each level. This corner lot features many private areas to entertain guests with mature trees (some city owned), areas for playing, storing an rv near the double garage and gardening with lush perennials returning each Spring. This 733 sq meter lot boasts 129' frontage along 4th Street SW and 65' frontage along 30th Ave SW! Comfortably set back from 4th Street, a tranquil location living amongst nature with all the urban conveniences! Walk tree-lined streets to 4th Street and enjoy the annual lilac festival, daily fine dining and boutique shops. From the lot to the location this is literally refined living! Adventure the scenic trails meandering the parks and Elbow River, off leash dog park or walk across the bridge to the Glencoe Club or consider joining in the fun at Stampede Park, all easy walking distance from this vibrant location. Please let us know if you'd like to privately walk the







property or book your showing today! Come home to where the history of 4th Street meets Mission Road in this epic location!

#### Built in 1949

## **Essential Information**

MLS® # A2257470 Price \$1,625,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,703 Acres 0.18 Year Built 1949

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 3205 4 Street Sw

Subdivision Rideau Park

City Calgary
County Calgary
Province Alberta
Postal Code T2S 1Y1

#### **Amenities**

Parking Spaces 6

Parking Double Garage Detached, Driveway, Garage Door Opener, Off Street,

Parking Pad, RV Access/Parking, See Remarks

# of Garages 2

#### Interior

Interior Features Closet Organizers, Natural Woodwork, See Remarks, Separate

Entrance, Wood Windows

Appliances Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window

Coverings, Portable Dishwasher

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Wood Burning, Mixed

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard,

Landscaped, Lawn, Private, See Remarks, Cleared, Corner Lot,

Greenbelt

Roof Asphalt Shingle, See Remarks

Construction Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed September 18th, 2025

Days on Market 46

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

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