

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

MLS® #A2230577

**\$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 nature's 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 and gardening with lush perennials returning in 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 and daily fine dining and boutique shops, 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. Looking to subdivide, consider asking your favourite lawyer to review the restrictive covenant, readily available upon



request or ask your fav agent for the documents. 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® #	A2230577
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, See Remarks, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Closet Organizers, See Remarks, Separate Entrance, Wood Windows,
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	Natural Woodwork
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	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Front Yard, Landscaped, Lawn, See Remarks, Few Trees, Greenbelt, Private
Roof	Asphalt Shingle, See Remarks
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	53
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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