

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

MLS® #A2257470

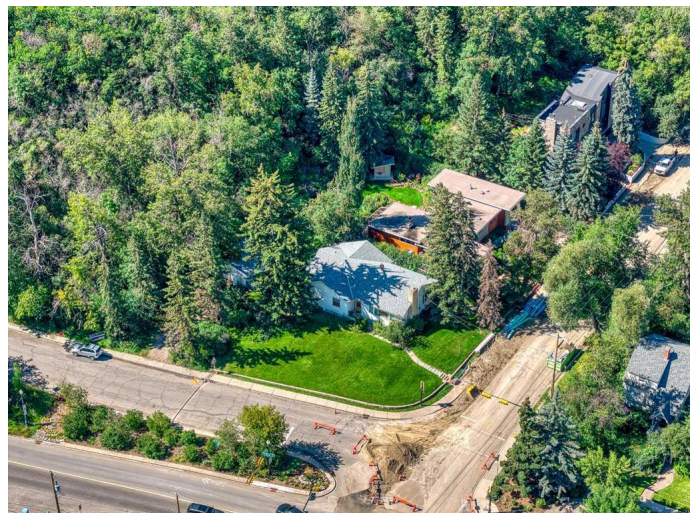
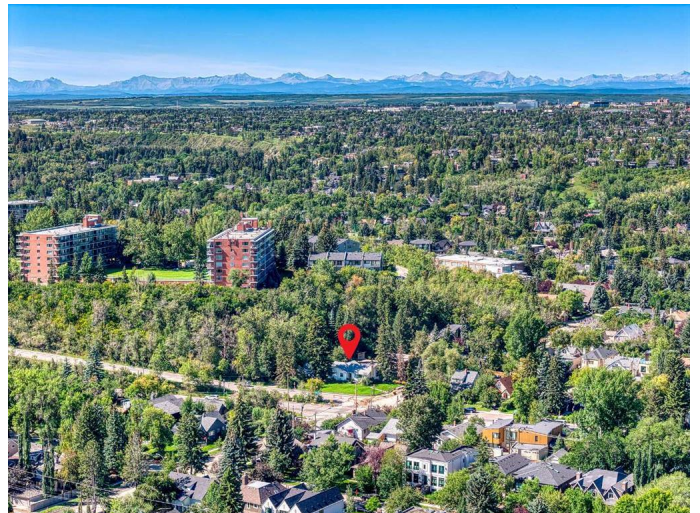
\$1,625,000

5 Bedroom, 2.00 Bathroom, 1,703 sqft

Residential on 0.18 Acres

Rideau Park, Calgary, Alberta

You're invited, Open House: Sunday, Sept 21st, 1:00-3:00 pm! 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 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. The City replaced the main water line in front of the property August and September 2025 improving the infrastructure! 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, Mixed, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

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

Additional Information

Date Listed	September 18th, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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