



**3019 5 Street SW  
Calgary, Alberta**

**MLS # A2134568**



**\$1,649,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,312 sq.ft.	<b>Age:</b>	1911 (113 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Hot tub.

Amazing opportunity to live in the exclusive Rideau Park neighborhood! This family home is situated on one of the most desirable, tree-lined streets in the community and boasts over 3,000 square feet of developed living space. This newly renovated character home seamlessly combines classic charm with modern convenience. The spacious kitchen, flooded with natural light, features stunning granite countertops, stainless steel appliances, and ample storage. The main level includes an office, dining/living room, family room, and breakfast nook. Step out to the west-facing backyard and large deck, perfect for summer barbecues. Upstairs, the spacious master suite offers vaulted ceilings, a private balcony, a large walk-in closet, and a gorgeous new ensuite completed by Leonard Developments. Two additional bedrooms and a full bathroom complete the upper level. The fully developed basement includes a large rec/family room, a dedicated laundry space, an additional bedroom, and a full bath. This home has been meticulously updated, with all plumbing, electrical, and insulation replaced. Additional updates include a new laundry room, several new windows, a new sewer line, newer high-efficiency furnaces, and extensive landscaping work. Enjoy walking to the shops and restaurants of 4th Street in Mission, and take advantage of the proximity to bike paths, the Elbow River, Rideau Park School, and Western High School. Don't miss this incredible opportunity to live in one of the most sought-after neighborhoods in the area!