



GRASSROOTS
REALTY GROUP

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3205 4 Street SW
Calgary, Alberta

MLS # A2195159



\$1,669,900

Division:	Rideau Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,703 sq.ft.	Age:	1949 (76 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Few Trees, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Natural Woodwork, See Remarks, Separate Entrance, Wood Windows		

Inclusions: Inclusions sold "as is" condition.

Rare find, first time publicly marketed! One of the largest lots currently available in luxurious Rideau Park! Privacy, peace and quiet, while living in harmony with nature's small wildlife, with truly only one neighbour nearby. Build an epic dream home of modern extravagance or revive the existing large bungalow. The current midcentury modern home has grand rooms, a timeless floor plan with custom rounded corners in the wide hallway, hand crafted mill work in the kitchen and hardwood throughout most of the main level. Clean, mostly original, still livable (currently occupied), with shingles redone less than four years ago, separate entrance for the basement and a fireplace for each level. This 733 sq meter corner lot features many private areas to entertain guests with mature trees (some city owned), areas for playing, storing an rv and gardening with many perennials returning in Spring. Plenty of frontage with 19.84 m along 30th Ave SW x 39.62 m along 4th Street SW! Comfortably set back from 4th Street, surprisingly 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 (loaded in supplement documents of the listing). Book your showing today, or please let us know if you'd like to just privately walk the property!

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