



**GRASSROOTS**  
REALTY GROUP

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**3205 4 Street SW**  
**Calgary, Alberta**

**MLS # A2312577**



**\$1,500,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,703 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Few Trees, F		

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

**Inclusions:** Inclusions "as is condition"

\*Open House Sunday, June 14th between 1:00-3:00 pm\* An exceptional opportunity to secure a premium oversized lot in one of Calgary's most prestigious inner-city communities. Situated on a quiet tree-lined street in highly sought-after Rideau Park, this 7,890 sq. ft. property presents outstanding potential for a custom luxury home, transformative renovation, or long-term investment opportunity. Surrounded by multi-million dollar homes and mature landscaping, this property offers an ideal setting for a future estate residence with incredible proximity to downtown Calgary, the Elbow River pathway system, Stanley Park, Mission, and the vibrant shops and restaurants of 4th Street. The existing bungalow is mostly original and clean offering flexible options for builders, investors, or buyers looking to secure a premier inner-city lot while planning their future vision. The property features mature trees, excellent frontage, and a private driveway approach, all within one of Calgary's most desirable southwest inner-city locations. Opportunities to acquire lots of this size in Rideau Park are increasingly rare. Whether you envision a timeless architectural estate, a modern luxury residence, or a long-term hold, this property represents exceptional land value in one of Calgary's most established and coveted neighbourhoods. Bring your vision and build in one of Calgary's most exclusive communities.