3205 4 Street SW

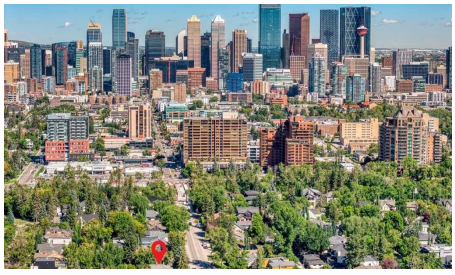
Calgary | Active | MLS® A2340417

$1,295,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1949**	**1,703 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

New Pricing! An expansive lot, the largest of it's class currently available for sale. Don't miss out on this 733 sq meter lot boasting 129' frontage along 4th Street SW and 65' frontage along 30th Ave SW! Rare find, first time publicly marketed! Comfortably set back from 4th Street, a tranquil location living amongst nature with all the urban conveniences, surrounded by multi-million dollar homes and beautiful tree lined streets! Rich in history, highly sought after, luxurious Rideau Park! Privacy, peace and quiet, while living in harmony with natures small wildlife, with truly only one neighbour nearby. The City has recently upgraded much of the infrastructure with a new main water line and street lights, much of the disruption now past tense. All easy walking distance from this vibrant location: scenic trails meandering the parks and Elbow River, off leash dog park or walk across the bridge to the Glencoe Club, 4th Street restaurants and trendy shops or consider joining in the fun at Stampede Park. What a lifestyle! The home is currently occupied and mostly original, 1949, has a great floor plan for an upcoming epic renovation or tear it down and enjoy rebuilding a grand new home in one of Calgary's most prestigious communities! Come home to where 4th Street meets Mission Road in this spectacular location! Please let us know if you'd like to privately walk the property or book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340417
Bedrooms	5
Bathrooms	2
Year Built	1949
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,703 sq. ft.

Main Level Finished Area:	1,703 sq. ft.
Below Grade Finished Area:	1,151 sq. ft.
Acreage:	No
Lot Area:	7,890 sq. ft.
Lot Frontage:	65'
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	6
Year built:	1949 (Age: 77)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5419FQ
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle, See Remarks
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None

Fireplaces:	2
Fireplace Details:	Electric, Mixed, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Parking Pad, RV Access/Parking, See Remarks
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Lower Level
City Quadrant:	Southwest
Community:	Rideau Park
Appliances:	Dryer, Electric Stove, Garage Control(s), Portable Dishwasher, Refrigerator, Washer, Window Coverings
Inclusions:	Inclusions "as is condition"
Restrictions:	Restrictive Covenant
Main Floor	Entrance · 49'3" × 16'2" ·
Main Floor	Eat in Kitchen · 58'10" × 40'2" ·
Main Floor	Dining Room · 46'2" × 46'2" ·
Main Floor	Living Room · 66'8" × 47'10" ·
Main Floor	Bedroom - Primary · 43'3" × 39'8" ·
Main Floor	Bedroom · 47'7" × 37'2" ·
Main Floor	Bedroom · 42'11" × 35'10" ·
Main Floor	Storage · 13'1" × 11'6" ·
Basement	Bedroom · 39'8" × 35'6" ·
Basement	Bedroom · 44'7" × 34'2" ·
Basement	Den · 39'8" × 39'8" ·
Basement	Flex Space · 61'6" × 32'10" ·

Basement	Family Room · 80'5" × 44'10" ·
Basement	Storage · 24'4" × 10'11" ·
Basement	Furnace/Utility Room · 104'9" × 44'10" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Natural Woodwork, See Remarks, Separate Entrance, Wood Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Patio, Pergola, See Remarks
Lot Features:	Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Few Trees, Front Yard, Greenbelt, Landscaped, Lawn, Private, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3205-4-street-sw-calgary-a2340417/

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