



3035 4 Street Calgary Alberta

\$1,050,000

OPEN HOUSE | SAT & SUN | OCT. 24 & 25 | 2:00-4:00 PM | Welcome to Rideau Park, one of Calgary's most coveted inner-city communities, where tree-lined streets, river pathways and 4th Street SW's best dining and shopping are all at your doorstep. This beautifully updated bungalow pairs original character with modern comfort, and at this price point, it offers a unique chance to own in one of Calgary's most walkable neighborhoods. Inside, hardwood floors, exposed brick accents, a classic clawfoot tub and refinished kitchen sink honor the home's heritage, while thoughtful upgrades make everyday living effortless. The inviting foyer greets you with cedar-vaulted ceilings and expansive windows that flood the space with natural light. The kitchen is truly the heart of the home, with off-white cabinetry, polished Brazilian granite, a Dacor gas range, stainless steel appliances and generous pantry storage. The flexible main-floor layout adapts to the way you live, whether you envision a formal dining room, home office, conversational lounge or expanded family space. The Primary Bedroom and walk-in closet complete the main floor. The fully developed lower level offers an exceptional media/family room, an oversized second bedroom, a granite-finished bathroom with clawfoot tub and walk-in closet, and the potential to add a third bedroom. The expansive west-facing deck is perfect for entertaining or relaxing in the sun, creating a peaceful retreat that feels worlds away from the city. Additional highlights include a double oversized detached garage, auxiliary storage space, large rear yard, and incredible privacy. Location is everything here. Walk to Mercato, Purple Perk, Yann Haute Patisserie and Safeway in Mission, along with boutique fitness studios, wine bars and local favorites on 4th Street in Mission. Stanley Park and the Elbow River pathways are minutes away, and downt...

Family room 23.00 Ft x 22.00 Ft

Bedroom 11.58 Ft x 11.33 Ft

4pc Bathroom 10.67 Ft x 7.67 Ft

Other 14.33 Ft x 4.25 Ft

Laundry room 18.67 Ft x 12.75 Ft

Foyer 8.83 Ft x 8.83 Ft

Dining room 11.42 Ft x 10.83 Ft

Kitchen 13.83 Ft x 11.42 Ft

Office 11.50 Ft x 11.33 Ft

Primary Bedroom 14.00 Ft x 10.67 Ft

Other 8.33 Ft x 7.83 Ft

3pc Bathroom 8.17 Ft x 6.00 Ft

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Listing Presented By:



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