

3205 4 Street Calgary Alberta

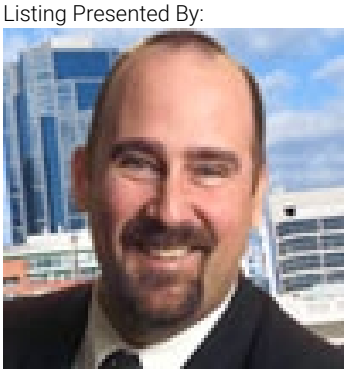
$1,295,000

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! (id:6769)

Bedroom 12.08 M x 10.83 M
Bedroom 13.58 M x 10.42 M
Den 12.08 M x 12.08 M
Other 18.75 M x 10.00 M
3pc Bathroom 10.00 M x 5.83 M
Family room 24.50 M x 13.67 M
Storage 7.42 M x 3.33 M
Furnace 31.92 M x 13.67 M
Other 15.00 M x 4.92 M

Eat in kitchen 17.92 M x 12.25 M
Dining room 14.08 M x 14.08 M
Living room 20.33 M x 14.58 M
Primary Bedroom 13.17 M x 12.08 M
Bedroom 14.50 M x 11.33 M
Bedroom 13.08 M x 10.92 M
Storage 4.00 M x 3.50 M
4pc Bathroom 7.92 M x 7.50 M

Listing Presented By:



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