

# Listing Client Full No Remarks

[3205 4 Street SW Calgary, AB T2S 1Y1](#)

**Residential**  
**Active**      [A2277076](#)



<b>PD:</b>	<b>DOM:</b> 114	<b>LP:</b> \$1,599,900.00
		<b>OP:</b> \$1,699,900.00
<b>Class:</b> Detached	<b>City:</b> Calgary	<b>Subdivision:</b> Rideau Park
<b>County:</b> Calgary	<b>Ttl Beds:</b> 5	<b>F/H Bth:</b> 2/0
<b>Type:</b> House	<b>RMS SQFT:</b> 1,703.00	<b>LP/SF:</b> \$939.46
<b>Levels:</b> One	<b>Suite:</b> No	<b># Legal Suite:</b> 0
<b>Year Built:</b> 1949	<b>Lot Size:</b> 7890 SF 733.00 SM	<b>Lot Depth:</b> 39.62 M 129.99'
<b>LINC#:</b> <a href="#">0019217082</a>	<b>Legal Desc:</b> 5419FQ;;3	<b>Legal Pln:</b> 5419FQ
<b>Arch Style:</b> Bungalow	<b>Blk:</b> -	<b>Condo:</b> No
<b># Illegal Suite:</b> 0	<b>Lot:</b> 3	
<b>Possession:</b> 60 Days / Neg/Negotiable		
<b>Lot Dim:</b>		
<b>Front Length:</b> 19.82M 65`0"		
<b>Legal Desc:</b> 5419FQ;;3		
<b>Legal Pln:</b> 5419FQ		
<b>Zoning:</b> R-CG	<b>Tax Amt/Yr:</b> \$9,085.00/2025	
<b>Title to Lnd:</b> Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b> No Disclosure	<b>Front Exp:</b> E	
<b>Restrict:</b> Restrictive Covenant		

**Directions:**

**Rooms & Measurements**

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b> 158.21	<b>Mtr2</b>	1,703.00	<b>SqFt</b>
<b>Baths:</b>	0	0	1	1	0	0	<b>Bed Abv:</b> 3	<b>Blw Grade:</b> 106.93	<b>Mtr2</b>	1,151.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	0	0	0	<b>Rms Abv:</b> 6	<b>Total AG:</b> 158.21	<b>Mtr2</b>	1,703.00	<b>SqFt</b>

**Garage Dims (L x W):** 21`0" x 19`4"

**Property Information**

<b>Basement:</b> Full	<b>Laundry Ft:</b> Lower Level
<b>Basement Dev:</b> Finished	<b>Basement Ft:</b> Separate/Exterior Entry
<b>Heating:</b> Forced Air, Natural Gas	<b>Cooling:</b> None
<b>Construction:</b> Stucco	<b>Fireplaces:</b> 2/Electric, Mixed, Wood Burning
<b>Foundation:</b> Poured Concrete	<b>Flooring:</b> Carpet, Hardwood, Linoleum
<b>Exterior Feat:</b> Private Yard	<b>Fencing:</b> Fenced
<b>Roof Type:</b> Asphalt Shingle, See Remarks	<b>Patio/Porch:</b> Patio, Pergola, See Remarks
<b>Reports:</b> RMS Supplements, RPR	
<b>Parking:</b> Double Garage Detached, Driveway, Garage Door Opener, Off Street, Parking Pad, RV Access/Parking, See Remarks <b>Total:</b> 6	
<b>Features:</b> Closet Organizers, Natural Woodwork, See Remarks, Separate Entrance, Wood Windows	
<b>Comm Feature:</b> Other, Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths	
<b>Lot Features:</b> Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Few Trees, Front Yard, Greenbelt, Landscaped, Lawn, Private, See Remarks	
<b>Goods Include:</b> Inclusions "as is condition"	
<b>Appliances:</b> Dryer, Electric Stove, Garage Control(s), Portable Dishwasher, Refrigerator, Washer, Window Coverings	
<b>Other Equip:</b> Garage Door Opener	
<b>Goods Exclude:</b> None	

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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