

\$2,165,000 - 841 Rideau Road Sw, Calgary

MLS® #A2228056

\$2,165,000

3 Bedroom, 3.00 Bathroom, 3,004 sqft

Residential on 0.14 Acres

Rideau Park, Calgary, Alberta

SOLD FIRM - WAITING FOR DEPOSIT.

Amazing residential opportunity in prime and sought-after Rideau Park. Fantastic location within the cul-de-sac and close to parks (including the Elbow River Pathway System), top schools and walking distance to 4th Street for dinner, coffee or groceries. Architect designed home with extensive professional renovations that now offers a sophisticated and luxurious living-experience. Open plan on the main with engineered hardwood throughout. A large living space overlooks the rear yard and is open to the kitchen. Stunning dining room with vaulted ceiling and wood-burning fireplace. Cozy den with built-ins, TV and a home workspace. Bright chef's kitchen has incredible counter space and storage plus a large island, sparkling quartz counters, great appliances (including double ovens, gas cooktop and Subzero fridge) and a pantry-broom closet around the corner. Flex area for a casual dining table or seating. Adjacent mud-room will keep the family well organized and features excellent storage, a sink, laundry, door to the rear yard and direct access to the very convenient and oversized double attached garage. The upper level holds 3 bedrooms including a generous primary suite with huge bedroom (built-ins and blackout drapes), large walk-in closet and bright 5 piece ensuite with double vanity. Both secondary bedrooms are well-sized and the house bath also has a double vanity. This upper level has



central AC for summer comfort. The lower level is currently undeveloped but contains a large, framed opening for a bedroom window (matching exterior window well) and rough-in plumbing for a bathroom. The full size 50â€™ x 120â€™ lot has lush, professional landscaping, sprinkler system, landscape-lighting, full perimeter fence in the rear yard, built-in BBQ and a number of outdoor living areas. Scored aggregate driveway and front sidewalk. All mechanical and infrastructure has been replaced including the newer stucco envelope, windows and roof. This property offers a hard-to-find combination of top location, lot, house size and condition. Tremendous value in this current market. Seller will review any offers Sunday June 15th at 1:00pm.

Built in 1975

Essential Information

MLS® #	A2228056
Price	\$2,165,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,004
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	841 Rideau Road Sw
Subdivision	Rideau Park
City	Calgary

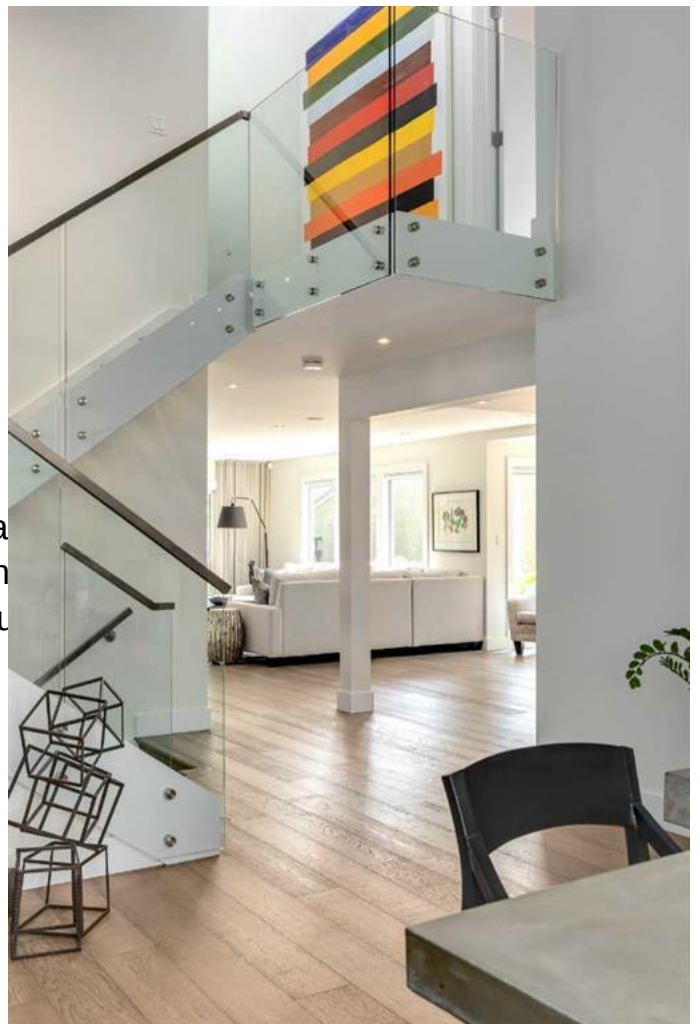
County	Calgary
Province	Alberta
Postal Code	T2S 0S2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Fea Kitchen Island, No Smokin Storage, Sump Pump(s), Vau
Appliances	Built-In Refrigerator, Central Dryer, Garage Control(s), Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Starter
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Storage, Built-in Barbecue, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.