# \$2,399,000 - 955 Rideau Road Sw, Calgary

MLS® #A2254138

### \$2,399,000

4 Bedroom, 4.00 Bathroom, 2,313 sqft Single Family on 0.10 Acres

Rideau Park, Calgary, Alberta

Opportunity awaits - Nestled along Rideau Road, this rare offering combines history. nature, and modern luxuryâ€" in a rare river & park adjacent location. Opportunities like this in Rideau Park are few and far between, making this home a truly one-of-a-kind find.Inside, Brazilian cherry hardwood floors set the tone for timeless elegance. The main floor is designed for both connection and privacy, with a central glass staircase anchoring the layout. Enjoy the front library/den, an elegant living room, or dining with a view of the trees. The Porcelanosa kitchen is a showpieceâ€"flooded with natural light and overlooking the park and river. Outfitted with a full Miele appliance package, induction cooktop with hidden hood, beverage center, walk-in pantry, and Porcelanosa finishes, it's both functional and striking. A floor-to-ceiling window and wood-burning fireplace create a warm dining atmosphere. Upstairs, the southwest-facing primary retreat offers vaulted ceilings, a private balcony with river views, spa-like ensuite with natural stone, walnut cabinetry, heated floors, soaker tub, walk-in shower, and custom wardrobe system. Two additional bedrooms complete this levelâ€"one with cheater ensuite and steam shower, the other with rare river views. The finished basement includes a gym, rec room, 4th bedroom, full bath, laundry with sink, storage, and access to the front attached garage. The backyard flows seamlessly into one of Calgary's most scenic parks, with







the Elbow River Pathway just outside your door. Whether for morning jogs or evening strolls, this location is unmatched for lifestyle and connection to nature.Rooted in legacy, Rideau Park is one of Calgary's most prestigious communities, once home to CHCT-TV's first studios. Rarely do homes of this caliber on Rideau Road come to marketâ€"this is more than a home, it's a once-in-a-generation opportunity to own a piece of Calgary's history in an irreplaceable location. (id:6289)

Built in 1987

#### **Essential Information**

Listing # A2254138
Price \$2,399,000

Bedrooms 4

Bathrooms 4.00

Half Baths 1

Square Footage 2,313
Acres 0.10

Year Built 1987

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 955 Rideau Road Sw

Subdivision Rideau Park

City Calgary
Province Alberta
Postal Code T2S3A7

#### **Amenities**

Amenities Park, Playground, Schools, Shopping

Features See remarks, No Animal Home, No Smoking Home

Parking Spaces 4

Parking Attached Garage

# of Garages 2

View View

#### Interior

Appliances Washer, Refrigerator, Dishwasher, Wine Fridge, Dryer, Microwave,

Oven - Built-In, See remarks, Garage door opener, Cooktop - Induction

Heating Natural gas Forced air

Cooling None Fireplace Yes

# of Fireplaces 2 # of Stories 2

Has Basement Yes

#### **Exterior**

Exterior Stucco

Construction Wood frame

Foundation Wood

# **Listing Details**

Listing Office MaxWell Capital Realty





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