

922 Rideau Road SW
Calgary, Alberta

MLS # A2333176



\$2,900,000

Division:	Rideau Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	1930 (96 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: Shelving unit in living room, Living room TV, Basement Refrigerator

Nestled on one of Calgary's most prestigious streets, 922 Rideau Road SW presents a rare opportunity to own a beautifully appointed home with stunning river views in the heart of sought-after Rideau Park. Surrounded by mature trees and lush, professionally landscaped gardens, this exceptional property offers outstanding curb appeal and a private outdoor oasis designed for both relaxation and entertaining. Inside, timeless craftsmanship and quality finishes create a warm, inviting atmosphere. Rich hardwood flooring flows throughout the principal living spaces, complemented by elegant tile flooring and carpet in select areas. The bright, thoughtfully designed floor plan offers approximately 2,248 sq. ft. of above-grade living space, featuring expansive principal rooms that flow effortlessly from one to the next. The main level is designed for both everyday living and entertaining, with a spacious living room, welcoming family room, functional kitchen, two dining areas, and a convenient powder room, all enhanced by large windows that capture natural light and showcase the picturesque setting. The upper level offers an ideal family layout with three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and luxurious five-piece ensuite. Two additional bedrooms share a well-appointed four-piece bath, while the upper-level laundry adds everyday convenience. The fully developed lower level extends the living space with a large recreation room, wet bar, fourth bedroom, full three-piece bathroom, and ample storage—perfect for hosting guests, a teenager's retreat, or relaxing movie nights. Stay comfortable year-round with the added convenience of central air conditioning. Step outside to enjoy the expansive deck, stone patio, and beautifully landscaped yard—perfect for summer gatherings or peaceful

mornings overlooking the surrounding greenery and river valley. Whether entertaining guests or enjoying quiet evenings at home, the outdoor spaces offer exceptional privacy and tranquility. Located just minutes from Calgary's vibrant downtown core, top-rated schools, parks, walking pathways, and the Elbow River, this is an extraordinary opportunity to experience luxury living in one of the city's most desirable inner-city communities. A truly special property that seamlessly combines timeless character, modern comfort, and an unbeatable location.