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620 Rideau Road SW
Calgary, Alberta

MLS # A2349627

$2,200,000

Division:	Rideau Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,113 sq.ft.	**Age:**	1930 (96 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Flood Plain, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Storage		

Inclusions: Garden Shed

ONE OF THE MOST PRIVATE AND SHELTERED LOTS ON THE ELBOW RIVER. 620 Rideau Road is a remarkable property offering refuge from inner city bustle. Presenting a westerly back yard orientation, the property is well treed and quietly borders the Elbow River. The back neighbour is the richly treed Elbow Park Island, serving as a nature screen from noise, traffic and overviewing:....Just you and the river suspended in nature. .....While this property is priced for lot value and re-development, the home may offer some interest to those with historic tastes. Built in 1930, the residence is largely in original condition. Its craftsmanship showcases the elegance and charm of a prominent domicile during the early 20th century. In 1993 a family room on the main and primary bedroom/ensuite on 2nd level were added to the rear. The home has a full unfinished basement. The property has no Restrictive Covenants and has RC-1 zoning. Home and content are being sold ' As Is- Where Is '. Situtated in the desirable community of Rideau, having a highly rated K-9 School, this location also offers a high walking score to shops, restaurants, downtown, Glencoe Club and Talisman Center. .....If you envision a private retreat in the heart of Calgary, this may be your unique opportunity.

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