

\$2,395,000 - 817 Rideau Road Sw, Calgary

MLS® #A2227764

\$2,395,000

4 Bedroom, 4.00 Bathroom, 2,475 sqft

Residential on 0.13 Acres

Rideau Park, Calgary, Alberta

RENOVATED TOP TO BOTTOM |
STEPHANIE MARTIN DESIGNS |
INTERIORS BY PHAEDRA GODCHILD

Welcome to this one-of-a-kind residence in Rideau Park that artfully blends bold design, refined craftsmanship, and an unbeatable location. With over 4,000 sq ft of exquisitely developed living space, this fully renovated 1.5-storey home features 4 bedrooms, 3.5 bathrooms, a spacious loft, and a layout that strikes the perfect balance between open-concept flow and intimate spaces. Styled by renowned designer Phaedra Godchild, every detail has been carefully curated to deliver a home that's both timeless and on-trend. From the moment you step inside, you'll be captivated by the thoughtful interplay of light and dark elements—soaring vaulted ceilings and strategically placed skylights flood the home with natural light, while rich tones, custom millwork, and exposed brick create a grounded and sophisticated ambiance. The chef's kitchen is the heart of the home, featuring a striking oversized island with dramatic black quartz waterfall countertops and integrated Miele appliances, including a gas cooktop, built-in wall oven, paneled refrigerator, and dishwasher. Clean cabinetry lines and open sightlines give way to a cozy built-in banquette dining area and a sun-drenched living space with gas fireplace, all enhanced by a SONOS sound system that delivers seamless audio throughout the home. Tucked just off the main



living area is a statement powder roomâ€”moody and unforgettable with its exotic wallpaper, dark tilework, and brushed gold accents. Around the corner, an office nook with privacy glass provides the perfect tucked-away workspace. The main floor also features a showstopping primary suite with a custom walk-in closet and spa-like 5-piece ensuite, including a deep soaker tub, dual vanities, and a walk-in oversized shower with multiple rain showerheads. Upstairs, two additional bedrooms share a well-appointed 4-piece bathroom and connect through a large loft areaâ€”an ideal space for a kids' hangout, homework zone, or playroom. Downstairs, the fully developed basement is an entertainerâ€™s dream with an expansive family room, a huge custom bar area, and a stunning glass-enclosed wine room. Thereâ€™s also a dedicated gym area, two more spacious bedrooms, a full bath, and generous storage. Step outside to enjoy the beautifully landscaped exterior, complete with a maintenance-free side deck w/sunken hot tub, putting green, front-yard patio w/built-in firepit, and fully fenced side yard. Thereâ€™s even a dedicated dog run, making this home as functional as it is beautiful. The oversized double attached garage provides space for vehicles and gear, while gemstone lighting enhances the homeâ€™s striking curb appeal year-round. This premium inner-city location is second to noneâ€”situated just behind Rideau Park School, steps to the Glencoe Club & a short walk to the Elbow River pathway system, tennis courts, parks, and vibrant 4th St shopping. Air conditioned, meticulously maintained & move in ready.

Built in 1929

Essential Information

MLS® #

A2227764

Price	\$2,395,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,475
Acres	0.13
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	817 Rideau Road Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0S1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear, Oversized
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Mantle, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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