



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3203 RIDEAU Place #15, Calgary T2S 2T1**

MLS® #: **A2124490**

Area: **Rideau Park**

Listing Date: **04/19/24**

List Price: **\$1,799,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,019**  
Low Sqft:  
Ttl Sqft: **2,019**

DOM

**30**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Private,Treed,Views**  
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

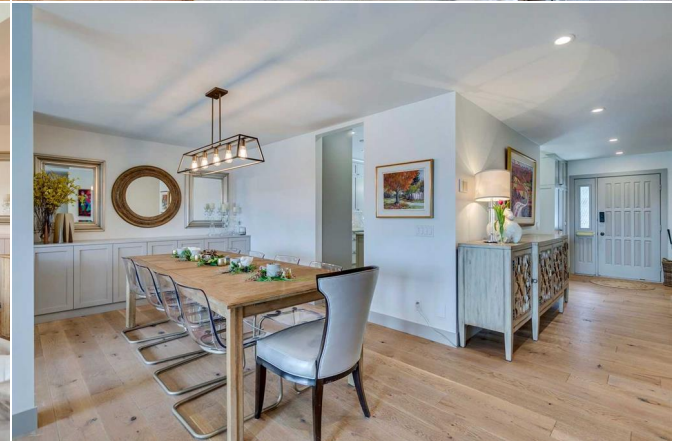
Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`3" x 8`0"	Breakfast Nook	Main	12`5" x 11`6"
Dining Room	Main	24`2" x 9`6"	Foyer	Main	8`0" x 7`4"
Kitchen	Main	14`1" x 10`2"	Living Room	Main	24`2" x 14`5"
4pc Bathroom	Upper	5`0" x 8`10"	5pc Ensuite bath	Upper	8`2" x 13`4"
Bedroom	Upper	10`1" x 14`6"	Bedroom	Upper	13`9" x 15`2"
Bedroom - Primary	Upper	18`7" x 14`1"	Walk-In Closet	Upper	5`4" x 10`9"
3pc Bathroom	Basement	4`10" x 9`2"	Laundry	Basement	5`3" x 9`8"

Game Room	Basement	13`5" x 8`9"	Furnace/Utility Room Legal/Tax/Financial	Basement	5`4" x 9`8"
Condo Fee: <b>\$1,150</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>M-CG d44</b>	
Legal Desc:	<b>7710241</b>		Remarks		
Pub Rmks:	<p><b>Presenting an exceptional opportunity to embrace a lifestyle of convenience and luxury with this exquisite townhome in the prestigious Rideau Ridge. Impeccably renovated and ready for immediate occupancy, this home offers a blend of sophistication and comfort, perfect for those transitioning to a more manageable, maintenance-free living environment. Step inside to discover a stunningly appointed interior featuring a soothing neutral palette, elegant fixtures, extensive millwork, and gleaming hardwood floors throughout. The home boasts a thoughtful layout with spacious principal rooms bathed in natural light, enhancing the captivating views. The heart of the home is the open-plan main floor, which includes expansive living and dining areas complete with stylish built-in consoles and a modern ribbon gas fireplace. Large windows frame serene, private vistas and provide access to a spacious deck, ideal for relaxation or entertaining. The gourmet kitchen is a chef's delight, offering ample storage, professional-grade appliances—including a double range oven and beverage fridge—an inviting island, and a charming nook with a bow window overlooking the landscaped front yard. Upstairs, comfort meets luxury with three generously sized bedrooms and two full bathrooms. The primary suite is a true retreat, featuring a large walk-in closet, a lavish five-piece ensuite bathroom, and a private patio. The lower level adds flexibility with a multi-purpose room, additional storage, a three-piece bathroom with steam shower, laundry facilities, and direct access to the double attached garage. Residents of this exclusive enclave enjoy the use of a large private pool and beautifully maintained gardens, perfect for summer enjoyment. Located minutes from Mission, you'll have quick access to premium shopping, extensive pathway systems, tennis courts, and more. Don't miss the chance to own this beautifully curated home in an unbeatable location.</b></p>				
Inclusions: Property Listed By:	<b>TV in Basement Real Estate Professionals Inc.</b>				

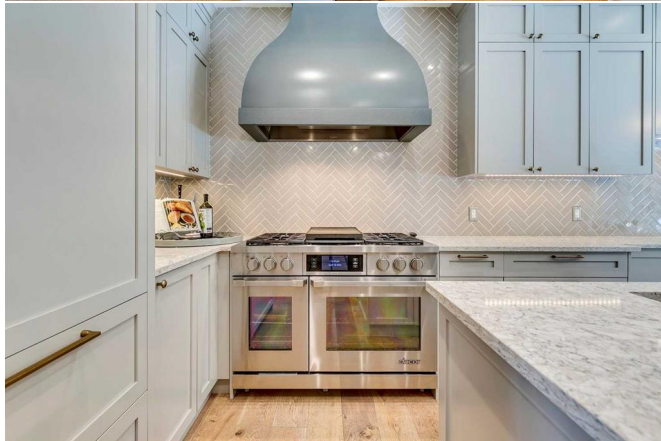
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







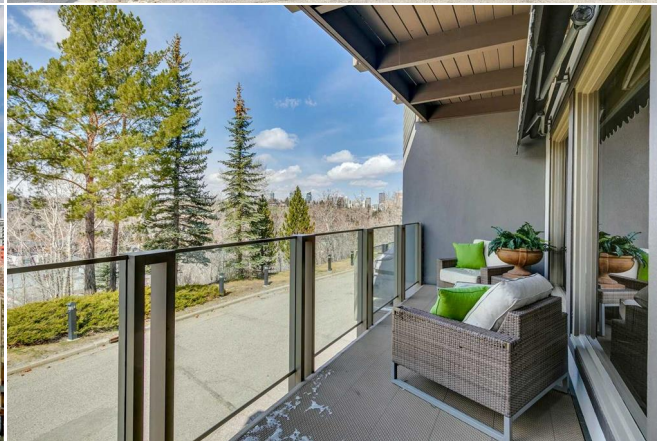
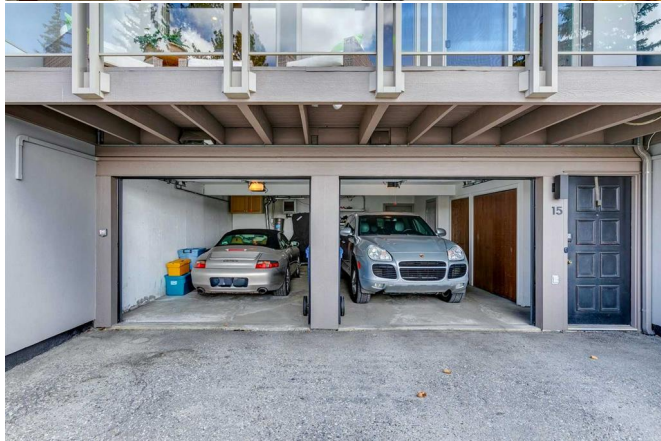




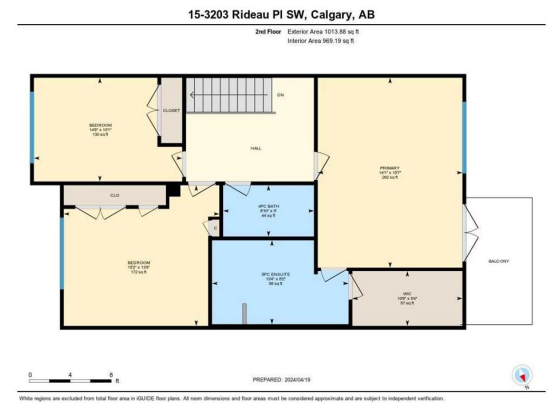
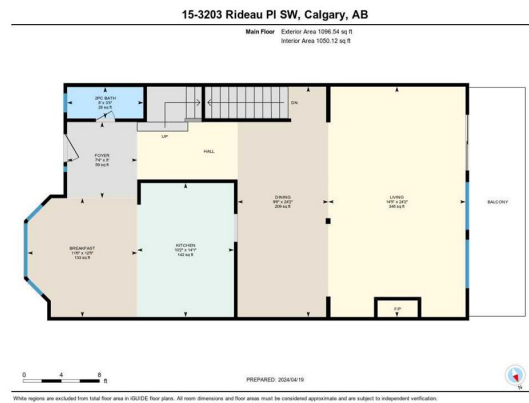












15-3203 Rideau Pl SW, Calgary, AB

Basement (Below Grade) Exterior Area 395.39 sq ft  
Interior Area 317.33 sq ft  
Excluded Area 154.54 sq ft



0 4 8  
PREPARED: 2024/04/19  
White regions are excluded from total floor area in **OUTSIDE** floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.