

**3339 RIDEAU Place #208, Calgary T2S1Z4**

MLS®#: **A2155659** Area: **Rideau Park** Listing Date: **08/08/24** List Price: **\$749,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1955**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **967**  
 Low Sqft:  
 Ttl Sqft: **967**

DOM

**42**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Boiler,Hot Water,Radiant**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Other**  
 Construction: **Brick,Concrete**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Induction Cooktop,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recreation Facilities,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`11" x 7`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 10`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`6" x 8`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`3" x 8`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`9" x 14`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`5" x 11`2"</b>

Legal/Tax/Financial

Condo Fee: **\$750** Title: **Fee Simple** Zoning: **M-H2**  
 Fee Freq:

Legal Desc:	<b>7510329</b>	<b>Monthly</b>	Remarks
Pub Rmks:	<p><b>Welcome to this meticulously designed 2-bedroom, 1-bathroom apartment, offering breathtaking views of the river valley in the highly sought-after community of Rideau Park. This residence combines modern luxury with timeless elegance, making it a perfect sanctuary for the discerning homeowner. The kitchen is a chef's dream, featuring custom "semi-handmade" cabinetry from California, quartz countertops, a Bosch electric oven, a Bosch induction cooktop, a Thermador integrated dishwasher with interior lights, and two LG Studio built-in refrigerator freezers that are still under warranty. Additionally, there's a floor-to-ceiling pantry with pullout drawers for ample storage. Throughout the apartment, you'll find Hudson Valley picture lights in the hallway, exposed original concrete slab ceilings from 1955, and transom windows in each bedroom and bathroom, allowing natural light to fill the space. The 7" European White Oak engineered hardwood floors add a touch of sophistication, while the custom glass door leads out to the patio, offering a seamless indoor-outdoor living experience. Emtek door hardware is featured throughout the apartment, along with restored steel casement windows and expertly refurbished radiators, powder-coated in a glossy milky white. The apartment also boasts custom concrete posts, an exposed original steel beam, and custom soundproof walls on all perimeter walls, ensuring no sound transfer to and from neighbours. Custom millwork and closets are found throughout, with rough-ins for a washer and dryer in the utility hall closet and a deep entryway coat closet providing additional convenience. This unit comes with an assigned underground parking stall and is located in a complex that features beautifully landscaped gardens and a pool. Situated close to scenic river pathways that connect to the expansive city biking trails, and within walking distance to the vibrant Mission district, you are just steps away from grocery shopping, trendy shops, and a vast array of dining and entertainment options. Experience the perfect blend of luxury, convenience, and natural beauty in this exceptional Rideau Park residence.</b></p>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Century 21 Bamber Realty LTD.</b>		

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