



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3204 RIDEAU Place #305, Calgary T2S 1Z2**

MLS® #: **A2155680**      Area: **Rideau Park**      Listing Date: **08/07/24**      List Price: **\$898,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1955**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned, Parkade, Underground**

Finished Floor Area

Abv Sqft: **1,400**  
 Low Sqft:  
 Ttl Sqft: **1,400**

DOM

**42**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete, Wood Siding**  
 Flooring: **Hardwood, Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Induction Cooktop, Oven, Refrigerator, Washer**  
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`2" x 18`7"	Kitchen	Main	16`8" x 10`2"
Laundry	Main	5`5" x 3`11"	4pc Bathroom	Main	5`8" x 10`0"
Bedroom	Main	11`7" x 13`11"	Bedroom - Primary	Main	15`1" x 19`0"
Walk-In Closet	Main	11`0" x 6`6"	3pc Ensuite bath	Main	9`3" x 7`8"

Legal/Tax/Financial

Condo Fee: **\$1,363**      Title: **Fee Simple**      Zoning: **M-H2**  
 Fee Freq: **Monthly**

Legal Desc: **7510322**

Remarks

Pub Rmks: **Discover urban living at its finest in this captivating 1400 square foot condo now available. The NORTH and SOUTH facing balconies give you the view and the sunshine that make this property unique. Two bedrooms and two bathrooms await you inside, dual storage units and side by side underground parking underneath! Situated in a prime location, this residence boasts abundant natural light that accentuates its contemporary design. Nestled conveniently close to the serene walking paths along the picturesque Elbow River, as well as the Stampede grounds, theaters, and an array of restaurants, this property offers the epitome of convenience and entertainment. The recently redone decks offer breathtaking panoramic views of the dynamic downtown skyline, providing an unparalleled backdrop to daily life and entertaining guests. Experience the perfect fusion of modern elegance and urban convenience in this remarkable condominium. The 2 parking stalls (17 and 18) are conveniently located side by side in the underground parking, with a personal bike lock up unique to the building (separate from the communal bike area). The seasonal pool is available as an option to access, call your realtor for more info!**

Inclusions: n/a  
Property Listed By: **Real Estate Solutions Ltd.**

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

















