



THE
A-TEAM

**RE/MAX
FIRST**

3204 RIDEAU Place #506, Calgary T2W 1Z2

MLS®#: **A2156290** Area: **Rideau Park** Listing Date: **08/08/24** List Price: **\$999,900**
 Status: **Active** County: **Calgary** Change: **-\$100k, 18-Sep** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,649**
 Low Sqft:
 Ttl Sqft: **1,649**

DOM

41
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

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

Construction: **Brick,Concrete**
 Flooring: **Carpet,Stone**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Induction Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main	9`7" x 13`7"	Bedroom	Main	21`7" x 18`3"
Dining Room	Main	14`4" x 11`9"	Family Room	Main	15`3" x 10`9"
Foyer	Main	7`7" x 6`4"	Kitchen	Main	16`2" x 18`9"
Living Room	Main	14`10" x 29`0"	Walk-In Closet	Main	6`10" x 13`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,561

Fee Simple

M-H2

Fee Freq:

Monthly

Legal Desc: **7510322**

Remarks

Pub Rmks: **OPEN HOUSE - Friday September 20th 3-5pm and Sunday September 22nd 10-12pm- INCREDIBLE DOWNTOWN VIEWS - Live every day with breathtaking million-dollar views. Located in one of Calgary's best neighbourhoods, this gorgeous END UNIT and DOUBLE SUITE is a rare opportunity situated in Renfrew House at sought after Rideau Towers. This immaculate and extremely well cared for home offers sixty feet of stunning unobstructed city, river valley and mountain views. Designed and once owned by sought after Interior Designer Douglas Cridland, this home is timeless, refined, and sophisticated. Offering almost 1650 sq.ft, this thoughtful floorplan provides an elegant and private foyer and leads you to an a bright and open spacious living area perfect for entertaining and spending time with family and friends while taking in the incredible views. Just off the dining area are beautiful sliding glass doors leading to a cozy family room with gorgeous skyline views to the east, custom built-in cabinetry, automated blinds and an integrated sound system. The timeless kitchen is truly a chef's delight. It features limestone floors, european high gloss cabinets with endless storage, granite counters, induction cook top, double wall ovens and a Asko dishwasher. Wake up every morning to breath taking views of Calgary's gorgeous skyline. The large bedroom features custom built-ins and a huge walk-in closet offering fantastic storage. The luxurious ensuite has double vanities with great storage, granite counter tops, a steam shower and Kohler soaker tub. Additional features include insuite laundry with a Asko washer and dryer, automated blinds and freshly painted throughout. Rideau Tower is cherished by Calgarians for its prize location on 13 acres of mature trees and greenery safely tucked away and still within walking distance to Mission restaurants and shops. The outdoor pool offers a gathering spot in the summer and the walking trails are a wonderful way to stay active throughout the seasons. This suite also comes with two underground assigned parking stalls and a double storage unit. Come and see how perfect the lock and go lifestyle can be!**

Inclusions: **N/A**

Property Listed By: **Real Estate Professionals Inc.**

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











