

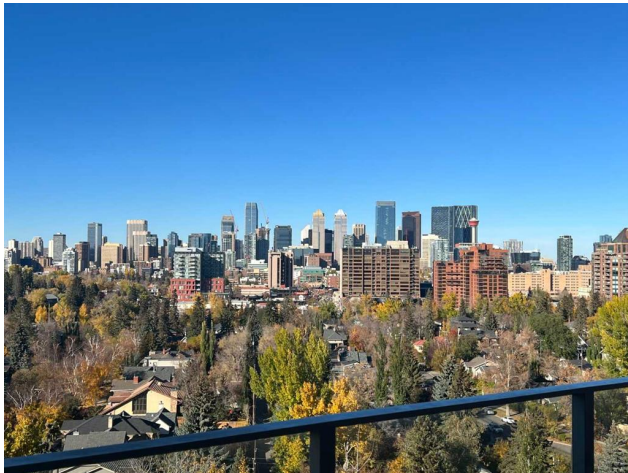


THE  
**A-TEAM**

**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**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

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

DOM

**167**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>5pc Bathroom</b>	<b>Main</b>	<b>31`5" x 44`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>70`10" x 59`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>47`0" x 38`7"</b>	<b>Family Room</b>	<b>Main</b>	<b>50`0" x 35`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>24`10" x 20`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>53`1" x 61`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>48`8" x 95`2"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>22`5" x 43`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,561**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-H2**

Legal Desc: **7510322**

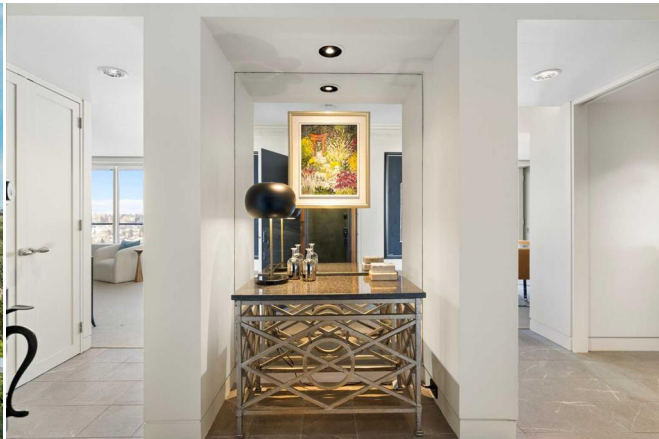
Remarks

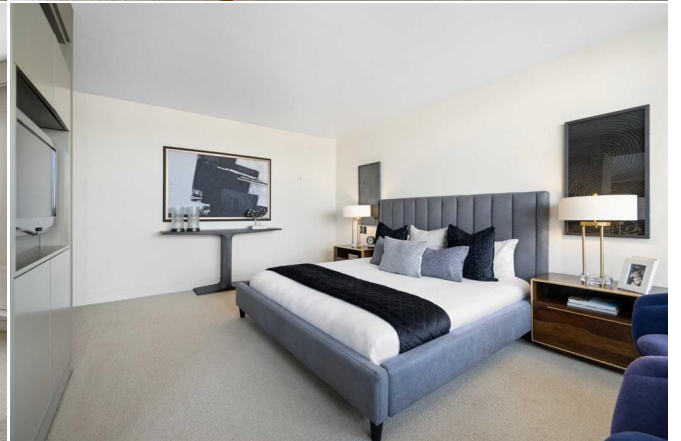
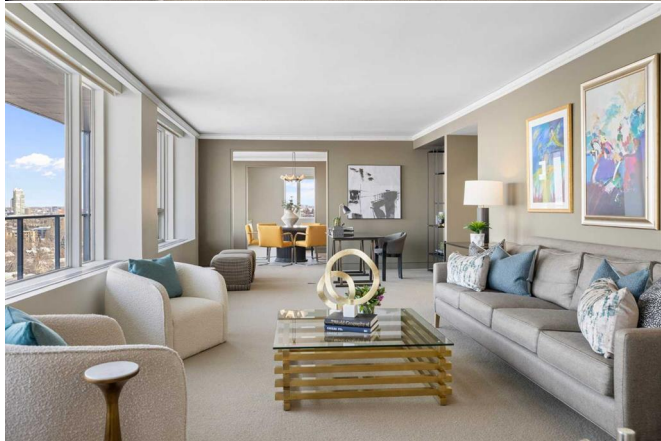
Pub Rmks: **Enjoy the freedom of a lock and go lifestyle while living on acres of land inner city. This gorgeous END UNIT and DOUBLE SUITE with EPIC VIEWS is a rare opportunity to own in Renfrew House at sought after Rideau Towers. This immaculate and extremely well cared for home offers sixty feet of 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.**

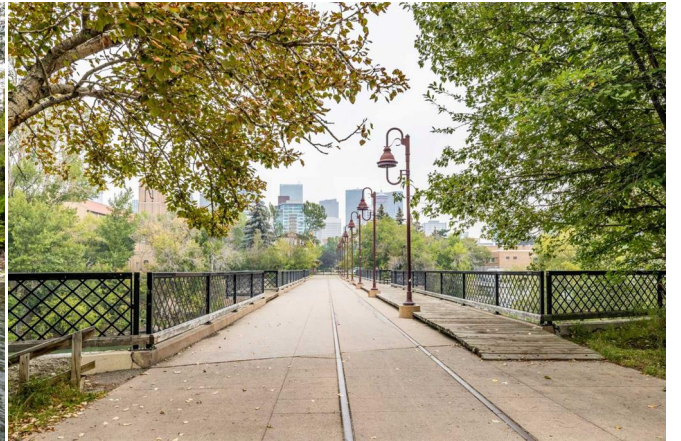
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**506-3204 Rideau Pl SW, Calgary, AB**

Main Floor Exterior Area 1778.41 sq ft  
Interior Area 1688.21 sq ft



0 5 10 ft  
PREPARED: 2024/01/16  
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.