



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3204 RIDEAU Place #309, Calgary T2S 1Z2**

MLS®#: **A2169626**      Area: **Rideau Park**      Listing Date: **10/03/24**      List Price: **\$599,000**  
 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:

Finished Floor Area  
 Abv Sqft: **1,043**  
 Low Sqft:  
 Ttl Sqft: **1,043**

DOM

**14**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Assigned, Underground**

Utilities and Features

Roof:  
 Heating: **Hot Water, Radiant**  
 Sewer:  
 Ext Feat: **Balcony**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked**  
 Int Feat: **Closet Organizers, No Smoking Home, Quartz Counters**  
 Utilities:

Construction: **Brick, Concrete, Wood Siding**  
 Flooring: **Ceramic Tile, Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>24`0" x 12`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`3" x 12`1"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`3" x 4`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 10`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>12`10" x 8`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>		<b>Balcony</b>	<b>Main</b>	<b>47`3" x 4`7"</b>

Legal/Tax/Financial

Condo Fee: **\$968**      Title: **Fee Simple**      Zoning: **M-H2**

Legal Desc: 7510322

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Welcome to your dream home in prestigious Rideau Park! This beautifully renovated two-bedroom, one-bathroom condo with unobstructed downtown views offers an unparalleled living experience for anyone seeking an inner-city lifestyle while valuing privacy and tranquility. Nestled atop a hill and surrounded by acres of private green space, this unique complex provides both. The location is unbeatable—just steps from the vibrant Mission district, known for its shops and outstanding restaurants, while also offering a quick commute to downtown. Recently updated, this unit features newer flooring, updated lighting throughout, and a fantastic galley-style kitchen with sleek cabinetry, quartz countertops, stylish tile, and stainless steel appliances. The open floor plan seamlessly connects the living and dining areas, perfect for entertaining or enjoying quiet evenings at home. Both generously sized bedrooms offer ample space and stunning downtown views, with the primary suite featuring a beautifully updated walk-in closet. The unit is complete with ample storage (two assigned storage lockers), an assigned underground parking stall, and plenty of visitor parking for your guests. Step out onto the expansive balcony that spans the length of the unit, or enjoy summer days lounging by the pool with friends. Don't miss out on this executive condo. Schedule your private showing today and experience the perfect blend of luxury and urban convenience!**

Inclusions: **N/A**  
Property Listed By: **Greater Property Group**

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









