



THE
A-TEAM

**RE/MAX
FIRST**

3204 RIDEAU Place #203, Calgary T2S 1Z2

MLS® #: **A2172377**

Area: **Rideau Park**

Listing Date: **10/10/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 25-Oct**

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: **736**
Low Sqft:
Ttl Sqft: **736**

Access:
Lot Feat:
Park Feat:

Off Street, Stall

DOM

42

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Boiler, Radiant**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick, Concrete, Mixed**
Flooring: **Laminate**
Water Source:
Fnd/Bsm:

Kitchen Appl: **Dishwasher, European Washer/Dryer Combination, Microwave, Refrigerator, Stove(s)**
Int Feat: **Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`10" x 12`0"
Kitchen	Main	16`3" x 10`9"
Foyer	Main	10`0" x 5`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 12`0"
Bedroom - Primary	Main	16`3" x 10`9"
4pc Bathroom	Main	7`3" x 5`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$698

Fee Simple

M-H2

Fee Freq:

Monthly

Legal Desc:

7510322

Remarks

Pub Rmks:

Welcome to the serene and meticulously maintained Rideau Towers. This main floor unit underwent a complete renovation in 2018 and is still in amazing condition. The generously sized one-bedroom, one-bathroom unit is bright and open, featuring an updated kitchen with stainless steel appliances and a stunning quartz countertop that adds a modern touch to the space. The massive countertop island creates a perfect spot for entertaining friends. Large south-facing windows flood the space with natural light, overlooking a private green space. Rideau Towers is an inner-city oasis, surrounded by parks and situated just above the Elbow River. An outdoor pool is there to enjoy in the summer. Parking and storage are included. The unit also boasts high-quality laminate flooring that was replaced within the past year. Located just minutes from the grocery stores, restaurants, and shops of 4th Street and 17th Ave, this is an opportunity you don't want to miss.

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

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





