



THE
A-TEAM

**RE/MAX
FIRST**

3204 RIDEAU Place #309, Calgary T2S 1Z2

MLS® #: **A2196743** Area: **Rideau Park** Listing Date: **03/06/25** List Price: **\$575,000**
 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, Underground**

Finished Floor Area

Abv Sqft: **1,043**
 Low Sqft:
 Ttl Sqft: **1,043**

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

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

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

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

Room Information

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

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **7510322**

Remarks

Pub Rmks: **Welcome to an exclusive opportunity in prestigious Rideau Park, where luxury meets tranquility in one of Calgary's most sought-after enclaves. This beautifully renovated two-bedroom, one-bathroom condo offers unobstructed downtown views and a lifestyle reserved for those who appreciate privacy, exclusivity, and breathtaking surroundings. This exceptional home was been completely renovated and features sophisticated upgrades throughout. The thoughtfully designed galley-style kitchen showcases custom cabinetry, quartz countertops, stylish tile, and stainless steel appliances, creating an elegant and functional space for both everyday living and entertaining. Modern flooring and designer lighting enhance the expansive open-concept living and dining area, which flows effortlessly onto a 200-square-foot balcony that spans the entire length of the unit—perfect for enjoying those panoramic cityscapes. Both spacious bedrooms offer stunning views, with the primary bedroom boasting a beautifully redesigned walk-in closet. A newly updated bathroom and laundry area with a Bosch washer and dryer add further convenience. Ample storage is provided with two assigned storage lockers, and an underground parking stall ensures secure and convenient access. Guests will also appreciate the abundance of visitor parking available. This prestigious complex offers a lifestyle unlike any other. Spend summer afternoons lounging by the outdoor pool, explore the scenic river pathways, or indulge in world-class dining and shopping just steps away in Mission. The Glencoe Club, downtown Calgary, and endless amenities are all within minutes, offering the perfect balance of urban vibrancy and serene retreat. Experience the finest in inner-city luxury living with unmatched privacy and stunning vistas. Book your private viewing today!**

Inclusions: **none**
Property Listed By: **Greater Property Group**

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









