

\$749,900 - 609, 3204 Rideau Place Sw, Calgary

MLS® #A2110836

\$749,900

2 Bedroom, 1.00 Bathroom, 1,052 sqft
Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Experience the epitome of urban chic living within the meticulously renovated confines of this two-bedroom, one-bathroom end unit, nestled gracefully on the 6th floor of the renowned Renfrew House, boasting uninterrupted panoramic downtown views. A testament to contemporary sophistication, this residence underwent a transformative renovation in 2016, seamlessly blending mid-century modern aesthetics with lavish modern comforts. Upon arrival, you're immediately embraced by an atmosphere of unrivaled craftsmanship. Commencing with the structural enhancements, this unit was stripped bare and reimaged to adhere to the most stringent of building codes including all new windows, electrical wiring and panel, plumbing lines, and soundproofing between the adjoining unit. CAT 6e network has been hardwired throughout the unit, offering uninterrupted connectivity at every turn. LED dimmable lighting with designer fixtures and Lutron dimmer switches bring the perfect ambiance for any occasion, while commercial-grade Coswick hardwood floors exude timeless elegance. Discover a glimpse into days past with timeless features brimming with charm, the revival of the original milk delivery door and custom mid century radiator covers with quartz toppers. An opulent array of high-end amenities were added, beginning with the kitchen, a haven for culinary enthusiasts, boasting built-in Thermador and Bosch appliances, including an induction



cooktop; custom soft-close cabinetry with a backdrop of Italian chevron Mutina stone brilliantly lit by LED under-cabinet lighting. A built-in electric fireplace lends warmth and allure to the dining space, while a custom walnut panelled TV feature beckons for cozy evenings of cinematic indulgence while overlooking downtown. Custom cabinetry and shelving adorns every closet, ensuring ample storage solutions. The full bath is a zen sanctuary of relaxation, showcasing a walnut vanity, complemented by Grohe and Kohler fixtures and quartz countertops including a dedicated makeup vanity. The primary bedroom offers stylish closet solutions, surely to satisfy the most extravagant fashionista. The spacious secondary room is ideal for hosting guests or setting up a dedicated home office space. Completing the unit is a storage unit and underground parking. Rarely does an opportunity present itself to reside on top of the hill, nestled within the sprawling 13-acre park-like area that these urban Towers proudly command while still overlooking the city limits. Book your showing today! **OPEN HOUSE: Saturday March 9 from 12:30 - 2:30pm**

Built in 1955

Essential Information

MLS® #	A2110836
Price	\$749,900
Sold Price	\$735,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,052
Acres	0.00
Year Built	1955
Type	Residential
Sub-Type	Apartment

Style	Apartment
Status	Sold

Community Information

Address	609, 3204 Rideau Place Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1Z2

Amenities

Amenities	Elevator(s), Laundry, Outdoor Pool, Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Wired for Data
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Induction Cooktop, Washer, Window Coverings, Wine Refrigerator
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	7

Exterior

Exterior Features	Courtyard
Roof	Tar/Gravel
Construction	Brick, Concrete, Wood Siding

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 29th, 2024
Days on Market	30
Zoning	M-H2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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