

\$1,799,000 - 15, 3203 Rideau Place Sw, Calgary

MLS® #A2124490

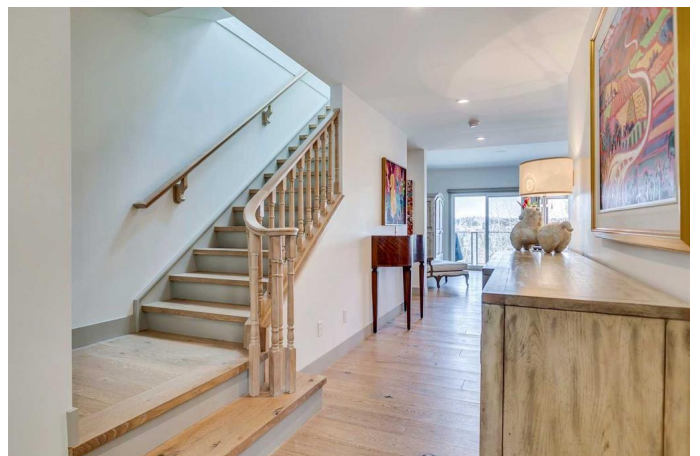
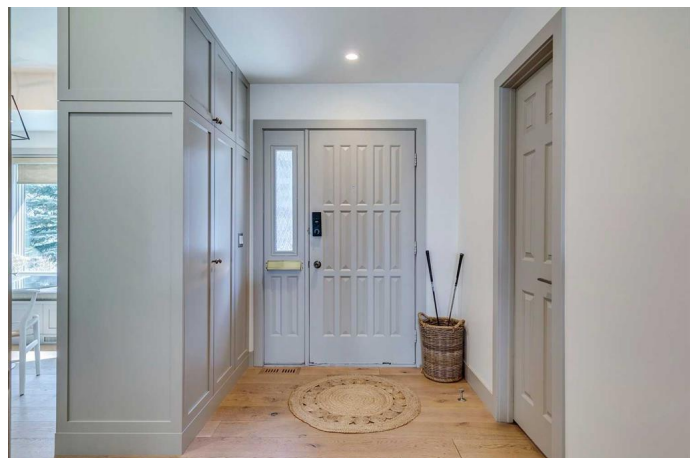
\$1,799,000

3 Bedroom, 4.00 Bathroom, 2,019 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Presenting an exceptional opportunity to embrace a lifestyle of convenience and luxury with this exquisite townhome in the prestigious Rideau Ridge. Impeccably renovated and ready for immediate occupancy, this home offers a blend of sophistication and comfort, perfect for those transitioning to a more manageable, maintenance-free living environment. Step inside to discover a stunningly appointed interior featuring a soothing neutral palette, elegant fixtures, extensive millwork, and gleaming hardwood floors throughout. The home boasts a thoughtful layout with spacious principal rooms bathed in natural light, enhancing the captivating views. The heart of the home is the open-plan main floor, which includes expansive living and dining areas complete with stylish built-in consoles and a modern ribbon gas fireplace. Large windows frame serene, private vistas and provide access to a spacious deck, ideal for relaxation or entertaining. The gourmet kitchen is a chef's delight, offering ample storage, professional-grade appliances including a double range oven and beverage fridge an inviting island, and a charming nook with a bow window overlooking the landscaped front yard. Upstairs, comfort meets luxury with three generously sized bedrooms and two full bathrooms. The primary suite is a true retreat, featuring a large walk-in closet, a lavish five-piece ensuite bathroom, and a private patio. The lower level adds flexibility with a



multi-purpose room, additional storage, a three-piece bathroom with steam shower, laundry facilities, and direct access to the double attached garage. Residents of this exclusive enclave enjoy the use of a large private pool and beautifully maintained gardens, perfect for summer enjoyment. Located minutes from Mission, youâ€™ll have quick access to premium shopping, extensive pathway systems, tennis courts, and more. Don't miss the chance to own this beautifully curated home in an unbeatable location.

Built in 1976

Essential Information

MLS® #	A2124490
Price	\$1,799,000
Sold Price	\$1,773,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,019
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	15, 3203 Rideau Place Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T1

Amenities

Amenities	Outdoor Pool, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 23rd, 2024
Days on Market	34
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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