

\$374,900 - 402, 3204 Rideau Place Sw, Calgary

MLS® #A2132313

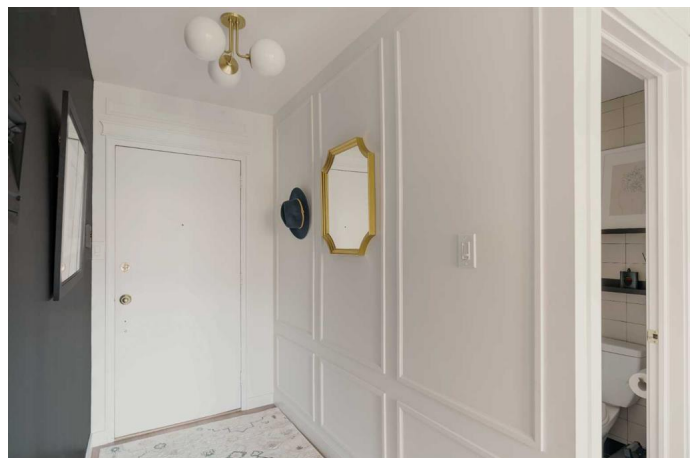
\$374,900

1 Bedroom, 1.00 Bathroom, 580 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Welcome to Calgary's hidden gem, the Rideau Towers, where old world charm meets modern living in this fully reimagined space. Upon entering, you will be greeted by a bright and inviting open concept space, featuring elegant raised paneling, wide luxury vinyl plank flooring and expansive south-facing windows. The generously sized kitchen is a culinary enthusiast's delight, boasting ceiling-high white cabinetry, a stylish white brick backsplash, sleek black quartz countertops and a sizable countertop. The bathroom is adorned with art-deco-inspired tiles, brass fixtures, a luxurious 12-inch rain showerhead, and a discreet mirrored cabinet for extra storage. Opposite the kitchen lies the living room, boasting raised paneling and a charming fireplace frame from weathered white bricks, providing an ideal canvas for your creative decor ideas. The bedroom features 10 ft. of built-in closets spanning the far wall. Step out onto the 30-foot south-facing balcony to enjoy sunrise views overlooking the greenery of Rideau Towers and Parkhill. Completing this unit is a spacious front closet that can double as an additional pantry. The 13 acre park-style area that the inner-city Towers command is completed with a private swimming pool, opening this week! Additional features include an underground secured parking stall and separate storage unit. Surrounded by Calgary's most desirable communities, including Parkhill, Rideau Park, Roxboro, Mission and the Stampede Grounds, this



location is a must. Lastly, a short walk to trendy 4th street and downtown Calgary. Built-in 1955, the Rideau Towers stands apart as a truly unique complex, with each unit separately designed ensuring uniqueness and character throughout. Book your showing today! **OPEN HOUSE: Saturday May 18, 11:00am - 2:00pm**

Built in 1955

Essential Information

MLS® #	A2132313
Price	\$374,900
Sold Price	\$385,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	580
Acres	0.00
Year Built	1955
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	402, 3204 Rideau Place Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2s1z2

Amenities

Amenities	Bicycle Storage, Elevator(s), Laundry, Outdoor Pool, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, Elevator, Kitchen Island, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Oven, Refrigerator
Heating	Hot Water
Cooling	None
# of Stories	7

Exterior

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

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 27th, 2024
Days on Market	12
Zoning	M-H2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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