

# \$299,900 - 203, 3204 Rideau Place Sw, Calgary

MLS® #A2190930

**\$299,900**

1 Bedroom, 1.00 Bathroom, 736 sqft

Residential on 0.00 Acres

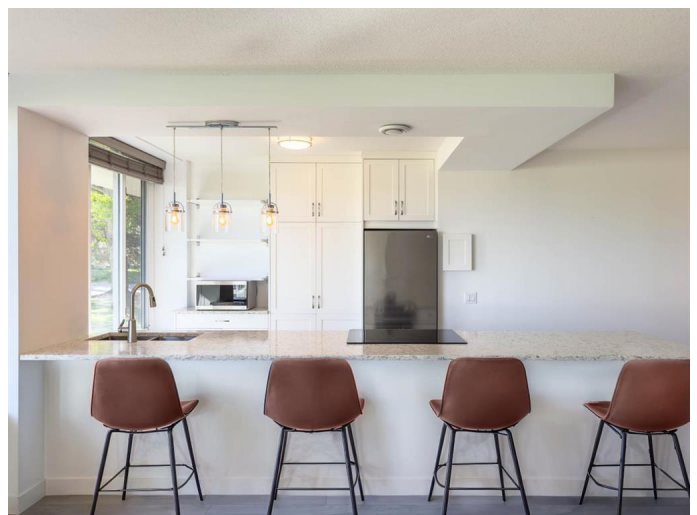
Rideau Park, Calgary, Alberta

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.

Built in 1955

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2190930  |
| Price          | \$299,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 736       |



|            |             |
|------------|-------------|
| Acres      | 0.00        |
| Year Built | 1955        |
| Type       | Residential |
| Sub-Type   | Apartment   |
| Style      | Apartment   |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 203, 3204 Rideau Place Sw |
| Subdivision | Rideau Park               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2S 1Z2                   |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Pool, Snow Removal, Trash, Visitor Parking, Coin Laundry, Laundry, Park, Storage |
| Parking Spaces | 1                                                                                                      |
| Parking        | Off Street, Stall                                                                                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters                  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), European Washer/Dryer Combination |
| Heating           | Boiler, Radiant                                                                  |
| Cooling           | None                                                                             |
| # of Stories      | 7                                                                                |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Courtyard              |
| Construction      | Brick, Concrete, Mixed |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 81                 |
| Zoning         | M-H2               |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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