


305, 3204 Rideau Place SW  
Calgary, Alberta

MLS # A2228573



\$798,000



<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Hot Water		<b>Water:</b> -
<b>Floors:</b>	Ceramic Tile, Hardwood		<b>Sewer:</b> -
<b>Roof:</b>	-		<b>Condo Fee:</b> \$ 1,363
<b>Basement:</b>	-		<b>LLD:</b> -
<b>Exterior:</b>	Concrete, Wood Siding		<b>Zoning:</b> M-H2
<b>Foundation:</b>	-		<b>Utilities:</b> -
<b>Features:</b>	Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Stunning 1400 square foot 2 bedroom, 2 bath apartment in popular Rideau Towers with unobstructed city views + streaming in natural light. Fully + tastefully renovated to appeal to todays sophisticated buyers. Engineered hardwood flooring throughout, open concept plan + fabulous modern kitchen, an easy layout for entertaining. The primary suite is roomy, offers a very large closet + spa ensuite bath. The second bedroom can double as an office with convenient Murphy bed. In-suite laundry, 2 underground parking spots, (located beside each other) bike storage + 2 storage units. Nicely maintained building offers wheel chair accessibility at front entrance. Balconies have recently been updated. Lovely outdoor pool for residents to enjoy over the summer months. Rideau towers is a very special, quiet apartment community with loads of greenspace close to the Parkhill ridge, bike paths, tennis courts, 4 street shopping + downtown. A wonderful, walkable lifestyle.