

**401, 3204 Rideau Place SW**  
**Calgary, Alberta**

**MLS # A2313721**



**\$500,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	767 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers		

**Inclusions:** NA

Set high above the city in the iconic Rideau Towers, this recently renovated home blends timeless mid-century architecture with sleek modern design. Surrounded by parkland and treetop views, it offers a serene retreat just minutes from Mission, 17th Avenue, and downtown Calgary. The open-concept layout has been fully transformed with stylish finishes and abundant natural light. The designer kitchen features custom cabinetry, quartz countertops, matte finishes, and striking contemporary lighting, anchored by a large island with seating for four. The adjoining dining and living areas showcase a modern fireplace and wall-mounted media, creating an inviting space for both everyday living and entertaining. Step outside to the private balcony overlooking lush green space&mdash;perfect for morning coffee or evening sunsets. The bathroom has been reimagined with spa-like sophistication, featuring floor-to-ceiling tile, a walk-in glass shower, and black and gold fixtures. A spacious bedroom with custom built-in wardrobes completes the home, offering both comfort and function. With its recent renovations, unmatched views, and prestigious address, this Rideau Towers residence offers a rare opportunity to enjoy luxury living in one of Calgary&rsquo;s most sought-after communities.