

# \$949,900 - 506, 3204 Rideau Place Sw, Calgary

MLS® #A2205843

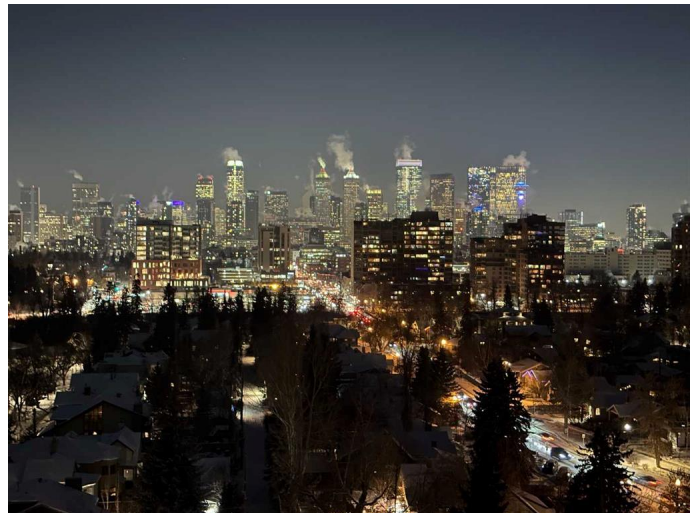
**\$949,900**

1 Bedroom, 1.00 Bathroom, 1,649 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Live every day with breathtaking million-dollar views. Located in one of Calgary's best neighbourhoods, this gorgeous END UNIT and DOUBLE SUITE is a rare opportunity situated in Renfrew House at sought after Rideau Towers. This immaculate and extremely well cared for home offers sixty feet of stunning unobstructed city, river valley and mountain views. Designed and once owned by sought after Interior Designer Douglas Cridland, this home is timeless, refined, and sophisticated. Offering almost 1650 sq.ft, this thoughtful floorplan provides an elegant and private foyer and leads you to an a bright and open spacious living area perfect for entertaining and spending time with family and friends while taking in the incredible views. Just off the dining area are beautiful sliding glass doors leading to a cozy family room with gorgeous skyline views to the east, custom built-in cabinetry, automated blinds and an integrated sound system. The timeless kitchen is truly a chef's delight. It features limestone floors, european high gloss cabinets with endless storage, granite counters, induction cook top, double wall ovens and a Asko dishwasher. Wake up every morning to breath taking views of Calgary's gorgeous skyline. The large bedroom features custom built-ins and a huge walk-in closet offering fantastic storage. The luxurious ensuite has double vanities with great storage, granite counter tops, a steam shower and Kohler soaker tub. Additional features include insuite laundry with a Asko



washer and dryer, automated blinds and freshly painted throughout. Rideau Towers is cherished by Calgarians for its prize location on 13 acres of mature trees and greenery safely tucked away but still within walking distance to Mission restaurants and shops. The outdoor pool offers a gathering spot in the summer and the walking trails are a wonderful way to stay active throughout the seasons. This suite also comes with two underground assigned parking stalls and a double storage unit. Come and see how perfect the lock and go lifestyle can be!

Built in 1955

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2205843          |
| Price          | \$949,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,649             |
| Acres          | 0.00              |
| Year Built     | 1955              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 506, 3204 Rideau Place Sw |
| Subdivision | Rideau Park               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 1Z2                   |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Elevator(s), Park, Trash, Visitor Parking, Coin Laundry, Outdoor Pool, |
|-----------|--|

|                |         |
|----------------|---------|
|                | Storage |
| Parking Spaces | 2       |
| Parking        | Parkade |
| Has Pool       | Yes     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Double Oven, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                 |
| Heating           | Hot Water, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 7   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 103              |
| Zoning         | M-H2             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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