

# \$1,398,000 - 18, 3203 Rideau Place Sw, Calgary

MLS® #A2191410

**\$1,398,000**

2 Bedroom, 3.00 Bathroom, 2,168 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

\*\*\*\*\* OPEN HOUSE SATURDAY MAY 3 -

1:00- 3:30 PM \*\*\*\*\* RIDEAU RIDGE

TOWNHOME! EXECUTIVE TOWNHOME

VERY WELL LOCATED! UPDATED AND

UPGRADED OVER THE YEARS! Enjoy the

use of a large private pool and patio just a few

steps away! The home has an open floor plan

which flows from the front foyer to the large

deck off the livingroom, and is decorated with

a light natural sunny palette. The livingroom

opens onto a large west and south balcony.

The kitchen has plenty of cabinets and

features an island and a breakfast nook. The

primary bedroom has a walk-in closet, 4 pce

ensuite, a private balcony facing west and

south and features 161 sq/ft loft with skylights.

The home offers private vistas overlooking the

front park like setting and the backdeck

overlook the Rideau Park district views of the

mountains to the west. Residence of this

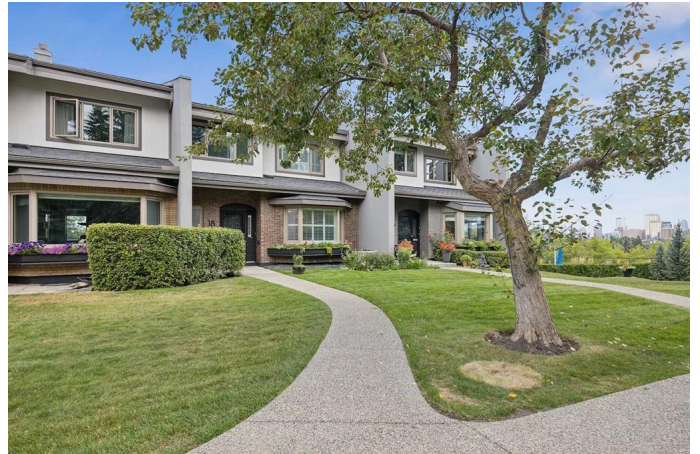
exclusive enclave enjoy the use of beautiful

maintained gardens. Easy access to Mission

district shopping, restaurants, walking paths,

Stanley Park. and quiet environment

surroundings.



Built in 1976

## Essential Information

MLS® # A2191410

Price \$1,398,000

Bedrooms 2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,168
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	18, 3203 Rideau Place Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T1

### Amenities

Amenities	Outdoor Pool, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Landscaped, Level, No Neighbours Behind, Paved, Treed, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	92
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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