

# \$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

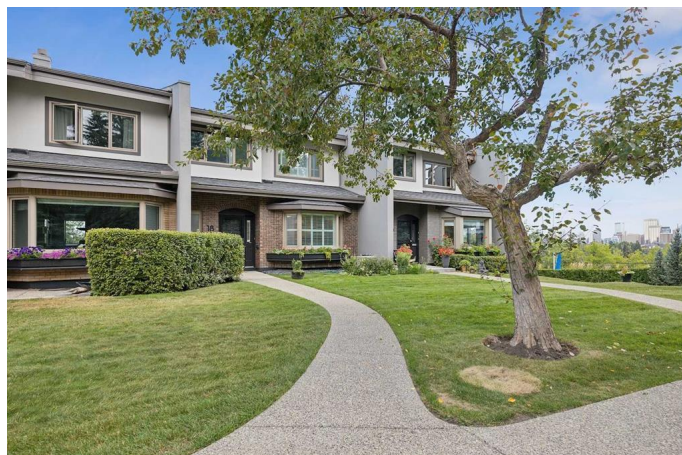
Rideau Park, Calgary, Alberta

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, Vaulted Ceiling(s), Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
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,

	Treed, Paved, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	65
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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