

# \$849,000 - 305, 3204 Rideau Place Sw, Calgary

MLS® #A2202789

**\$849,000**

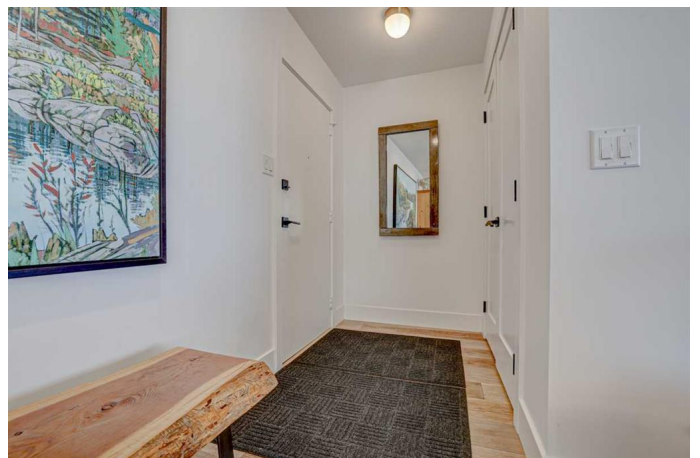
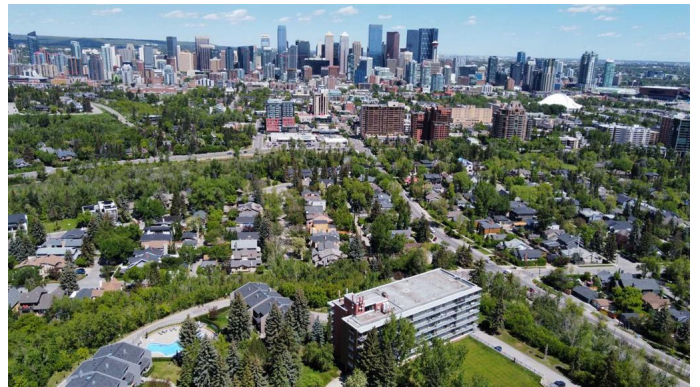
2 Bedroom, 2.00 Bathroom, 1,400 sqft  
Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Experience the best of urban living in this stunning 1,400 square-foot condo that is now available for you to call home. With both NORTH and SOUTH facing balconies, this property offers not only breathtaking views but also an abundance of natural sunlight, setting it apart from other residences. Inside, you'll find two spacious bedrooms and two full bathrooms, offering comfort and privacy. Additional features include dual storage units and two side-by-side parking stalls in the underground garage, providing maximum convenience.

Located in a highly sought-after area, this condo is perfectly positioned to take advantage of everything the city has to offer. Enjoy the natural beauty of serene walking paths along the Elbow River, or head to the nearby Stampede grounds, theaters, and a wide variety of dining options—ensuring that entertainment and leisure are just steps away. The recently renovated decks offer panoramic views of the vibrant downtown skyline, creating a spectacular backdrop for both daily life and hosting guests.

This condominium blends modern elegance with urban convenience, creating an inviting and functional living space. The two underground parking stalls (17 and 18) are conveniently located side by side, and the building offers a unique, personal bike lock-up separate from the communal bike storage



area. For those looking to relax, the seasonal pool is an additional perk available for your enjoyment. Don't miss out on this exceptional opportunityâ€”contact your realtor for more details!

Built in 1955

### Essential Information

MLS® #	A2202789
Price	\$849,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.00
Year Built	1955
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	305, 3204 Rideau Place Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S1Z2

### Amenities

Amenities	Elevator(s), Outdoor Pool, Visitor Parking
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Induction Cooktop, Oven, Refrigerator, Washer

Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	7

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Wood Siding

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	19
Zoning	M-H2

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.