



**GRASSROOTS**  
REALTY GROUP

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**209, 3204 Rideau Place SW**  
**Calgary, Alberta**

**MLS # A2228136**



**\$535,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 968
<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>	Closet Organizers, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** NA

Gorgeous inner-city condo with stunning downtown views, just steps from parks and the vibrant shops and restaurants of Mission. This beautifully updated home features an open-concept layout with a spacious living and dining area, a modern kitchen, and a private balcony—an ideal setup for entertaining family and friends. Stylish finishes include hardwood floors in the bedrooms, stained concrete in the main living areas, expansive granite countertops, stainless steel appliances, and custom cabinetry offering excellent storage. The unit includes two generously sized bedrooms with hardwood flooring, a dedicated office, and a well-appointed 4-piece bathroom. There's also easy potential to add in-suite laundry. Enjoy peaceful mornings on your balcony, strolls through nearby parks, or a refreshing swim in the building's outdoor pool. This quiet, secure building offers the convenience of a main floor entrance with a second-story balcony, and includes assigned parking for two vehicles. A rare opportunity to enjoy inner-city living in a serene, park-like setting. Upgrades include: Elevator upgraded in 2018, railings upgraded, plumbing stack upgraded in the 09 stacks 2024. wheelchair ramp being installed, the first for any of the condo buildings at Rideau Place. Recently installed a water purification system in the kitchen to take out chlorine, salt and other chemicals. \$5,000 upgrade. Appliances upgraded. All floor and all doors painted with new hardware completed in January 2025. Painting of ceilings completed February 2025. Front cladding and brick restoration completed Novin ember 2024.