



GRASSROOTS
REALTY GROUP

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305, 3204 Rideau Place SW
Calgary, Alberta

MLS # A2228573



\$798,000

Division:	Rideau Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,413 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,363
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Stunning 1400 square foot 2 bedroom, 2 bath apartment in popular Rideau Towers with unobstructed city views + streaming in natural light. Fully + tastefully renovated to appeal to todays sophisticated buyers. Engineered hardwood flooring throughout, open concept plan + fabulous modern kitchen, an easy layout for entertaining. The primary suite is roomy, offers a very large closet + spa ensuite bath. The second bedroom can double as an office with convenient Murphy bed. In-suite laundry, 2 underground parking spots, (located beside each other) bike storage + 2 storage units. Nicely maintained building offers wheel chair accessibility at front entrance. Balconies have recently been updated. Lovely outdoor pool for residents to enjoy over the summer months. Rideau towers is a very special, quiet apartment community with loads of greenspace close to the Parkhill ridge, bike paths, tennis courts, 4 street shopping + downtown. A wonderful, walkable lifestyle.