



**GRASSROOTS**  
REALTY GROUP

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18, 3203 Rideau Place SW  
Calgary, Alberta

MLS # A2235491



**\$1,375,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	2,206 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,150
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Track Lighting		
<b>Inclusions:</b>	NONE		

A rare opportunity to own a luxury townhome in the exclusive hilltop community of Rideau Ridge, Calgary's first luxury condo enclave. Nestled in a serene, park-like setting, this timeless residence offers easy access to the vibrant Mission district, trendy shops, restaurants, and the scenic pathways of Stanley Park. Step inside to an expansive floor plan with hardwood floors that flow from the welcoming foyer to the spacious living room, complete with a cozy fireplace and direct access to a west and south facing balcony with sweeping city views. Upstairs, the primary bedroom is your personal sanctuary, boasting a generous walk-in-closet, a 4 piece ensuite, and a private balcony with breathtaking views. A unique 161 sq ft loft with skylight offers endless possibilities for a home office, reading nook, or creative space. Residence also enjoy exclusive use of an outdoor pool and deck, perfect for summer entertaining. This is a great chance to renovate or redevelop a prime inner-city townhome to your taste. Don't miss out!