



**GRASSROOTS**  
REALTY GROUP

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**402, 3204 Rideau Place SW  
Calgary, Alberta**

**MLS # A2287581**



**\$385,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 544
<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, Quartz Counters, See Remarks, Storage		

**Inclusions:** None

Welcome to the King of the Castle at Rideau Towers!! One of Calgary's greatest hidden gems. Perfectly perched in an unbeatable inner-city location, this beautifully reimagined residence blends timeless character with modern sophistication in a fully accessible building rich with history. Step inside to a bright, open-concept living space filled with natural light from expansive south-facing windows. Elegant raised paneling and wide luxury vinyl plank flooring create a refined yet inviting atmosphere throughout. The thoughtfully redesigned kitchen is a culinary dream, featuring ceiling-height white cabinetry, a stylish white brick backsplash, sleek black quartz countertops, and generous counter space perfect for both everyday living and entertaining. The bathroom showcases art-deco inspired tilework, complemented by warm brass fixtures, a luxurious 12-inch rain showerhead, and a cleverly integrated mirrored cabinet for additional storage. Opposite the kitchen, the living room offers a stunning focal point with raised paneling and a charming weathered white brick fireplace frame, providing the perfect canvas for your own creative décor. The bedroom is equally impressive, offering 10 feet of built-in closet space along the far wall. Step outside to your 30 foot south facing balcony, where you can enjoy peaceful sunrise views overlooking the lush greenery surrounding Rideau Towers and the Parkhill community. Additional features include a spacious front entry closet that can double as a pantry, secure underground parking, and a separate storage unit. Residents also enjoy access to the 13-acre park-like grounds, complete with a private outdoor swimming pool, a rare amenity in the heart of the city. Built in 1955, Rideau Towers stands apart as a truly unique complex where each unit has been individually designed, creating a sense of character and individuality.

rarely found today. Surrounded by some of Calgary's most prestigious communities such as Rideau Park, Roxboro, Parkhill, Mission, and the Stampede Grounds. This stunning unit is just a short walk to trendy 4th Street and downtown, the lifestyle offered here is second to none. A rare opportunity to own in one of Calgary's most distinctive and charming buildings. Book your showing today.