



**305, 3204 Rideau Place SW
Calgary, Alberta**

MLS # A2155680



\$849,000

Division:	Rideau Park		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,400 sq.ft.	Age:	1955 (69 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,363
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

*** Open House 1pm - 3PM Saturday October 19*** Discover urban living at its finest in this captivating 1400 square foot condo now available. The NORTH and SOUTH facing balconies give you the view and the sunshine that make this property unique. Two bedrooms and two bathrooms await you inside, dual storage units and side by side underground parking underneath! Situated in a prime location, this residence boasts abundant natural light that accentuates its contemporary design. Nestled conveniently close to the serene walking paths along the picturesque Elbow River, as well as the Stampede grounds, theaters, and an array of restaurants, this property offers the epitome of convenience and entertainment. The recently redone decks offer breathtaking panoramic views of the dynamic downtown skyline, providing an unparalleled backdrop to daily life and entertaining guests. Experience the perfect fusion of modern elegance and urban convenience in this remarkable condominium. The 2 parking stalls (17 and 18) are conveniently located side by side in the underground parking, with a personal bike lock up unique to the building (separate from the communal bike area). The seasonal pool is available as an option to access, call your realtor for more info!