

# \$1,398,000 - 18, 3203 Rideau Place Sw, Calgary

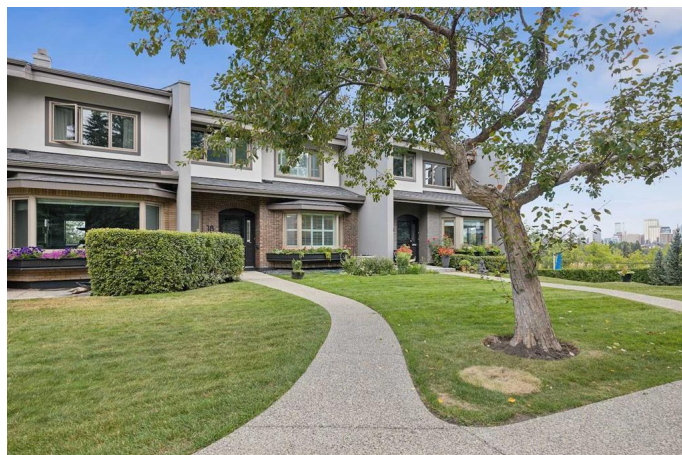
MLS® #A2191410

**\$1,398,000**

2 Bedroom, 3.00 Bathroom, 2,168 sqft  
Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

\*\*\*\*\* OPEN HOUSE SAT APRIL 12  
2:15 - 4:15 \*\*\*\*\*RIDEAU RIDGE  
TOWNHOME! EXECUTIVE TOWNHOME  
VERY WELL LOCATED! UPDATED AND  
UPGRADED OVER THE YEARS! Enjoy the  
use of a large private pool and patio just a few  
steps away! The home has an open floor plan  
which flows from the front foyer to the large  
deck off the livingroom, and is decorated with  
a light natural sunny palette. The livingroom  
opens onto a large west and south balcony.  
The kitchen has plenty of cabinets and  
features an island and a breakfast nook. The  
primary bedroom has a walk-in closet, 4 pce  
ensuite, a private balcony facing west and  
south and features 161 sq/ft loft with skylights.  
The home offers private vistas overlooking the  
front park like setting and the backdeck  
overlook the Rideau Park district views of the  
mountains to the west. Residence of this  
exclusive enclave enjoy the use of beautiful  
maintained gardens. Easy access to Mission  
district shopping, restaurants, walking paths,  
Stanley Park. and quiet environment  
surroundings.



Built in 1976

## Essential Information

MLS® #	A2191410
Price	\$1,398,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,168
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	18, 3203 Rideau Place Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T1

### **Amenities**

Amenities	Visitor Parking, Outdoor Pool, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Landscaped, Level, Paved, No Neighbours Behind, Treed, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	71
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.