

**401, 3204 Rideau Place SW**  
**Calgary, Alberta**

**MLS # A2252279**



**\$545,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rideau Park                        |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 767 sq.ft.                         | <b>Age:</b>   | 1955 (71 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                     |                   |        |
|--------------------|---------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                   | <b>Condo Fee:</b> | \$ 698 |
| <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>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers |                   |        |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Set high above the city in the iconic Rideau Towers, this recently renovated home blends timeless mid-century architecture with sleek modern design. Surrounded by parkland and treetop views, it offers a serene retreat just minutes from Mission, 17th Avenue, and downtown Calgary. The open-concept layout has been fully transformed with stylish finishes and abundant natural light. The designer kitchen features custom cabinetry, quartz countertops, matte finishes, and striking contemporary lighting, anchored by a large island with seating for four. The adjoining dining and living areas showcase a modern fireplace and wall-mounted media, creating an inviting space for both everyday living and entertaining. Step outside to the private balcony overlooking lush green space&mdash;perfect for morning coffee or evening sunsets. The bathroom has been reimagined with spa-like sophistication, featuring floor-to-ceiling tile, a walk-in glass shower, and black and gold fixtures. A spacious bedroom with custom built-in wardrobes completes the home, offering both comfort and function. With its recent renovations, unmatched views, and prestigious address, this Rideau Towers residence offers a rare opportunity to enjoy luxury living in one of Calgary&rsquo;s most sought-after communities.