

107, 3204 Rideau Place SW
Calgary, Alberta

MLS # A2293094



\$394,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Rideau Park | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 734 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | Boiler, Hot Water, Natural Gas, Radiant | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Other | Condo Fee: | \$ 682 |
| Basement: | - | LLD: | - |
| Exterior: | Brick | Zoning: | M-H2 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting | | |
| Inclusions: | Movable kitchen island, Safe in closet. | | |

Welcome to this stunning, one-of-a-kind, luxury apartment in the highly desirable Rideau Towers. A little over two years ago, this unit was completely stripped down and redesigned into a gorgeous executive condo using top-of-the-line finishes throughout. This is a \$200,000+ renovation!!!! Perfect as a corporate rental unit for visiting employees, a young professional couple who want to be close to the trendy 4th Street amenities, or someone with mobility needs. Upon entering you'll feel the luxury of the beautiful and durable "stone composite" flooring with the look and feel of real hardwood. The space is flooded with natural light from the window wall which spans 30' in length. When you don't want all that light, just press a button and the motorized blinds will come down all together or separately depending on how you program them. The kitchen features custom-built Richelieu cabinets with a built-in slide-out pantry, hidden washer and dryer, movable island (on wheels) that allows you to reconfigure the kitchen layout, and a built-in dining area. The Dekton countertops flow throughout the kitchen, dining area and along the window ledges. The high-end appliances are mostly a stylish Black-Stainless finish and include a whisper quiet Bosch dishwasher, washer and dryer. All the lighting is from Cartwright and all on dimmer switches. The walls are finished with acoustic slated wood panels… they not only look beautiful but help with the acoustics in the apartment. The well-designed floor plan uses every square inch possible to maximize closet and storage space. Also designed into this plan is the flexibility to build a sliding wall system to separate the bedroom, and wider spaces and doorways to accommodate people with mobility needs such as wheelchair accessibility. The building entrance was recently redesigned and upgraded

to include a wheelchair ramp and automatic door opening systems. The extra-large parking stall for this unit is located on the same level and about 50' from the apartment door. This convenient parking spot is perfect for someone with an over-height or extra-long vehicle, or someone needing extra space beside the vehicle of access. Renfrew House is also a pet friendly building. This luxury apartment is priced well below replacement cost. Come view it today!!!