

# \$1,299,999 - 18, 3203 Rideau Place Sw, Calgary

MLS® #A2235491

**\$1,299,999**

2 Bedroom, 3.00 Bathroom, 2,206 sqft

Residential on 0.00 Acres

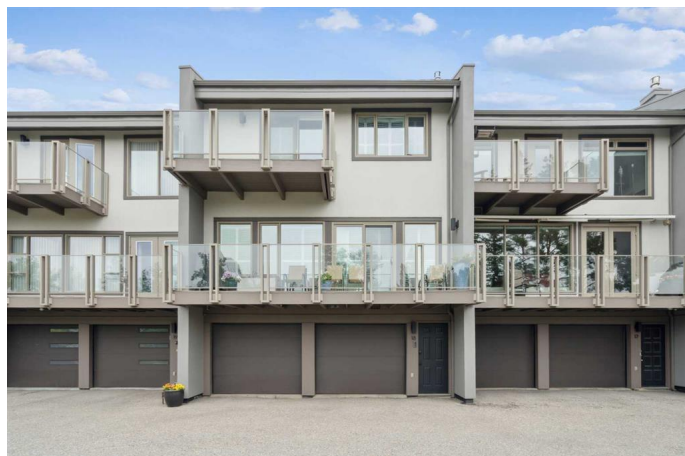
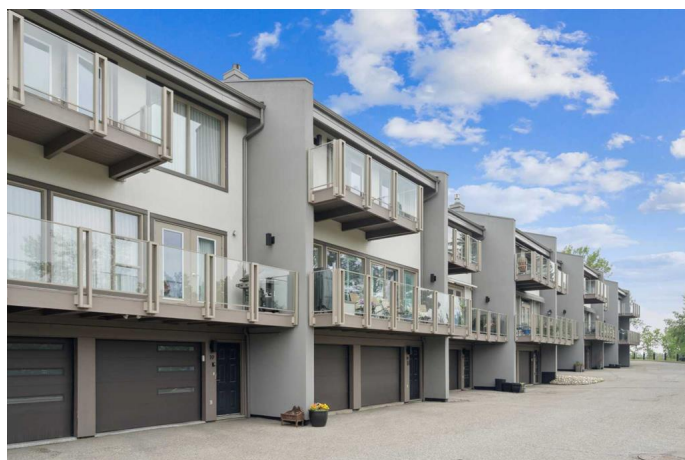
Rideau Park, Calgary, Alberta

A rare opportunity to own a luxury townhome in the exclusive hilltop community of Rideau Ridge, Calgary's first luxury condo enclave. Nestled in a serene, park-like setting, this timeless residence offers easy access to the vibrant Mission District, trendy shops, restaurants, and the scenic pathways of Stanley Park. Step inside to an expansive floor plan with hardwood floors that flow from the welcoming foyer to the spacious living room, complete with a cozy fireplace and direct access to a west and south facing balcony with sweeping city views. Upstairs, the primary bedroom is your personal sanctuary, boasting a generous walk-in-closet, a 4 piece ensuite, and a private balcony with breathtaking views. A unique 161 sq ft loft with skylight offers endless possibilities for a home office, reading nook, or creative space. Residence also enjoy exclusive use of an outdoor pool and deck, perfect for summer entertaining. This is a great chance to renovate or redevelop a prime inner-city townhome to your taste. Don't miss out!

Built in 1976

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2235491    |
| Price     | \$1,299,999 |
| Bedrooms  | 2           |
| Bathrooms | 3.00        |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,206         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 18, 3203 Rideau Place Sw |
| Subdivision | Rideau Park              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2S2T1                   |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Outdoor Pool, Visitor Parking, Snow Removal              |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Garage Faces Rear, Heated Garage |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Track Lighting |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                               |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Decorative, Gas Log, Other   |
| Has Basement      | Yes  |
| Basement          | Full, Walk-Out   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Street Lighting, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 68             |
| Zoning         | M-CG d44       |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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