

# \$329,000 - 303, 3204 Rideau Place Sw, Calgary

MLS® #A2222498

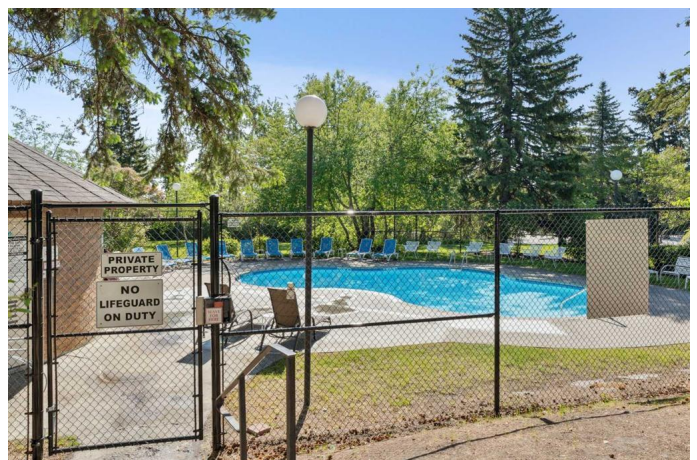
**\$329,000**

1 Bedroom, 1.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Welcome to this Sunny south facing beautifully updated one -bedroom unit in the iconic Rideau Towers at Renfrew House. 303, 3204 Rideau Place is located within the iconic Rideau Place Complex just minutes from downtown and surrounded by the Elbow River Valley, above Roxboro and next to Sandy Beach Park, Stanley Jones Bird Sanctuary, and the Riverdale Dog Park, and abundant bike and walking paths. This unit was completely replaced in November 2023, all ways, ceilings, floors, wiring, appliances and fixtures. This one-bedroom south facing open concept condo with full height windows with new black out curtains and blinds throughout, has new warm and soft comfortable modern vinyl plank floors and fresh white walls. The open concept living and dining area includes a full wall built-in opens seamlessly to a sprawling 32-foot covered balcony. Above a lush green space below. The kitchen is completely new with a deep stainless steel sink and all new appliances, refrigerator, dishwasher, stove, microwave and a combo clothes washer/dryer. New cabinetry graces white Corian countertops, white tile backsplash, inside this bright and inviting culinary space. The large bedroom features a large window facing the large green space and new black out curtains. The complete new 3-piece bathroom featuring a large tub/shower, a modern vanity and sink, new vinyl plank flooring, and new modern storage cabinetry. This unit also features an



underground heated parking stall, oversized, secure, and easily accessible, plus a secure separate storage locker and dedicated bike storage.

Renfrew Tower is part of the acclaimed Rideau Towers complex, nestled atop Rideau Park Hill on 13 acres of meticulously maintained private grounds and large trees, an oasis in the middle of Calgary. Residents enjoy a seasonal outdoor pool, scenic walking paths, and regular visits from local wildlife. All this, just steps from the shops and restaurants of Mission and Calgary river pathway system

Built in 1975

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222498          |
| Price          | \$329,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 739               |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 303, 3204 Rideau Place Sw |
| Subdivision | Rideau Park               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2S 1Z2                   |

**Amenities**

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Elevator(s), Visitor Parking, Outdoor Pool, Secured Parking, Storage |
|-----------|----------------------------------------------------------------------|

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 1                                                              |
| Parking        | Assigned, Parkade, Stall, Underground, Off Street, See Remarks |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | See Remarks                       |
| Appliances        | Built-In Oven                     |
| Heating           | Baseboard, Natural Gas, Hot Water |
| Cooling           | None                              |
| # of Stories      | 7                                 |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Other               |
| Roof              | Tar/Gravel                   |
| Construction      | Wood Siding, Brick, Concrete |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 110            |
| Zoning         | m2             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.