

# \$535,000 - 209, 3204 Rideau Place Sw, Calgary

MLS® #A2228136

**\$535,000**

2 Bedroom, 1.00 Bathroom, 1,039 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Gorgeous inner-city condo with stunning downtown views, just steps from parks and the vibrant shops and restaurants of Mission. This beautifully updated home features an open-concept layout with a spacious living and dining area, a modern kitchen, and a private balcony—an ideal setup for entertaining family and friends.

Stylish finishes include hardwood floors in the bedrooms, stained concrete in the main living areas, expansive granite countertops, stainless steel appliances, and custom cabinetry offering excellent storage. The unit includes two generously sized bedrooms with hardwood flooring, a dedicated office, and a well-appointed 4-piece bathroom. There's also easy potential to add in-suite laundry.

Enjoy peaceful mornings on your balcony, strolls through nearby parks, or a refreshing swim in the building's outdoor pool. This quiet, secure building offers the convenience of a main floor entrance with a second-story balcony, and includes assigned parking for two vehicles. A rare opportunity to enjoy inner-city living in a serene, park-like setting.

Upgrades include: Elevator upgraded in 2018, railings upgraded, plumbing stack upgraded in the 09 stacks 2024. wheelchair ramp being installed, the first for any of the condo buildings at Rideau Place. Recently installed a water purification system in the kitchen to take out chlorine, salt and other chemicals. \$5,000



upgrade. Appliances upgraded. All floor and all doors painted with new hardware completed in January 2025. Painting of ceilings completed February 2025. Front cladding and brick restoration completed November 2024.

Built in 1955

**Essential Information**

MLS® #	A2228136
Price	\$535,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,039
Acres	0.00
Year Built	1955
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	209, 3204 Rideau Place Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S1Z2

**Amenities**

Amenities	Elevator(s), Visitor Parking, Laundry, Outdoor Pool, Storage
Parking Spaces	2
Parking	Heated Garage, Stall, Underground, Assigned

**Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Hot Water

Cooling	None
# of Stories	7

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Wood Siding

### Additional Information

Date Listed	June 6th, 2025
Days on Market	81
Zoning	M-H2

### Listing Details

Listing Office	Century 21 Masters
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