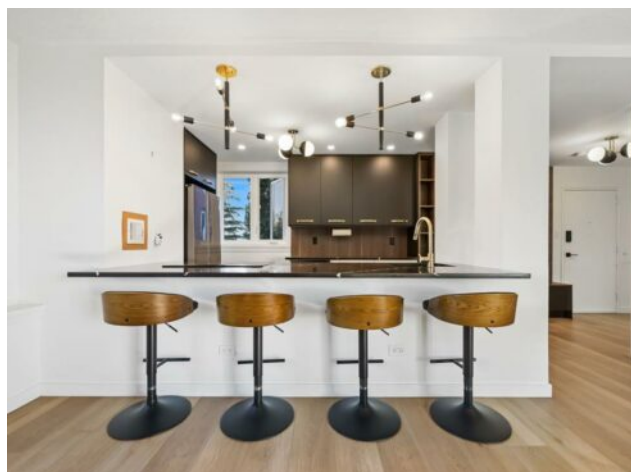


401, 3204 Rideau Place SW  
Calgary, Alberta

MLS # A2252279



**\$550,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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 (70 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 |                   |        |

**Inclusions:** 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—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's most sought-after communities.