

18, 3203 Rideau Place SW  
Calgary, Alberta

MLS # A2191410



**\$1,398,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,168 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Level, No Neighbours Behind, Paved, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,150
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vaulted Ceiling(s)		

**Inclusions:** CENTRAL VACUUM/ATTACHEMENTS

RIDEAU RIDGE TOWNHOME! EXECUTIVE TOWNHOME VERY WELL LOCATED! UPDATED AND UPGRADED OVER THE YEARS! Enjoy the use of a large private pool and patio just a few steps away! The home has an open floor plan which flows from the front foyer to the large deck off the living room, and is decorated with a light natural, sunny palette. The living room opens onto a large west and south balcony. The kitchen has plenty of cabinets and features an island and a breakfast nook. The primary bedroom has a walk-in closet, 4 pce ensuite, a private balcony facing west and south and features 161 sq/ft loft with skylights. The home offers private vistas overlooking the front park like setting and the backdeck overlook the Rideau Park district views of the mountains to the west. Residence of this exclusive enclave enjoy the use of beautiful maintained gardens. Easy access to Mission district shopping, restaurants, walking paths, Stanley Park. and quiet environment surroundings.