

# \$1,375,000 - 18, 3203 Rideau Place Sw, Calgary

MLS® #A2235491

**\$1,375,000**

2 Bedroom, 3.00 Bathroom, 2,206 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

\*\*\*\*\* OPEN HOUSE SATURDAY JULY 19

2-4:30 PM \*\*\*\*\* 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	\$1,375,000
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	Snow Removal, Visitor Parking, Outdoor Pool
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, Gas Log, Living Room, Decorative, 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	17
Zoning	M-CG d44

### **Listing Details**

Listing Office	Royal LePage Blue Sky
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