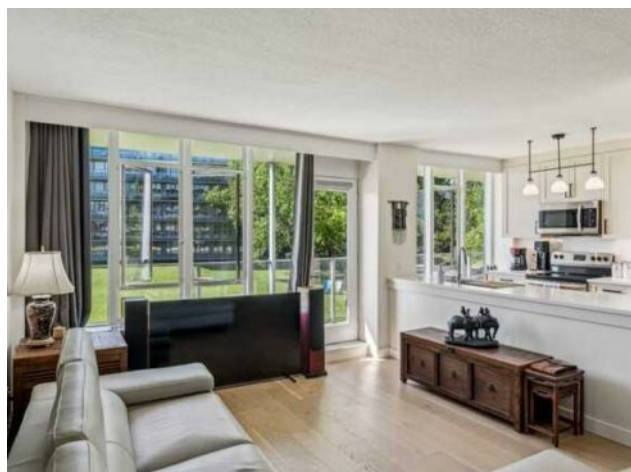


303, 3204 Rideau Place SW
Calgary, Alberta

MLS # A2222498



\$342,000

Division:	Rideau Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	1975 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Parkade, See Remarks, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Vinyl Plank

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Concrete, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 698

LLD: -

Zoning: m2

Utilities: -

Inclusions: n/a

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