

# \$340,000 - 404, 3204 Rideau Place, Calgary

MLS® #A2197459

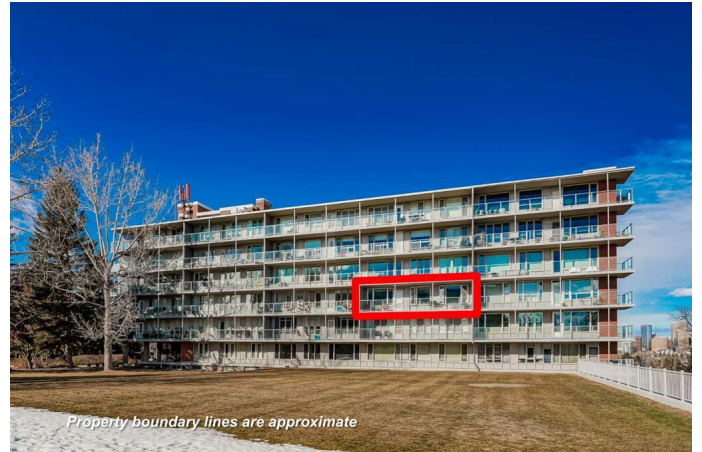
**\$340,000**

1 Bedroom, 1.00 Bathroom, 724 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Itâ€™s 5PM and you have shut your computer down after a long day. Now you are thinking about the 30â€“60-minute drive you have home. You get in your car and turn the radio on, and it tells you that thereâ€™s been an accident on Deerfoot Trail. You start thinking there must be something easier. There is, and itâ€™s a 10-minute drive from your office and you can walk there when the weather is nice. After parking your car in the heated parking garage, you take the elevator to your home. Your condominium is nestled above the city with ample trees and foliage. You open the door, and breathe, home. You look around at your sunny and cheerful condominium. This one-bedroom /one bath condominium has been renovated which includes an open kitchen with room to gather. You turn the TV on while you cook dinner and then feeling exhausted you take your dinner into the living room. Behind the living room is a serene space with room for a desk and sitting area where you can look out the windows at the large green space. The space offers endless options. As evening rolls in you head into the bathroom for a hot shower before tossing in a load of laundry and crawl into your king-sized bed. If queen is more your style place your bed and then you have ample room to move the closets into the bedroom. This community has a pool, meeting room and is a short stroll to Stanley Park. It also has running paths that meander through the City parks. This condominium is ideal for a professional



working downtown or a retiree looking to  
downsize with the ability to walk to the basics  
like groceries, shopping and pharmacies.  
Come and check out this delightful  
condominium.

Built in 1955

### **Essential Information**

MLS® #	A2197459
Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	724
Acres	0.00
Year Built	1955
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	404, 3204 Rideau Place
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1Z2

### **Amenities**

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

### **Interior**

Interior Features	Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

	Coverings, Washer/Dryer Stacked
Heating	Boiler, Radiant
Cooling	None
# of Stories	7

### Exterior

Exterior Features	Balcony
Construction	Concrete, Wood Siding

### Additional Information

Date Listed	March 6th, 2025
Days on Market	65
Zoning	M-H2

### Listing Details

Listing Office	eXp Realty
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