

\$1,598,800 - 23, 3201 Rideau Place Sw, Calgary

MLS® #A2246285

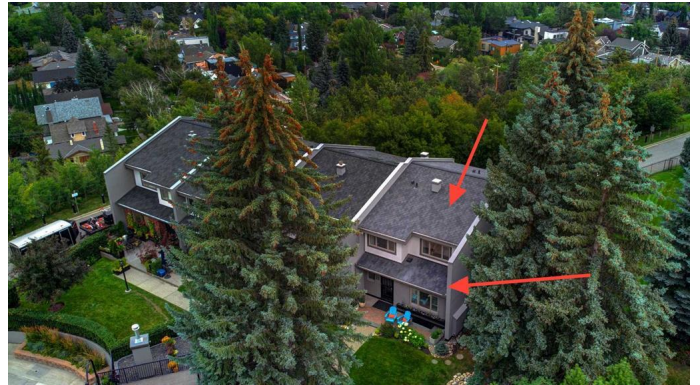
\$1,598,800

3 Bedroom, 4.00 Bathroom, 2,354 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Welcome to this spectacular end unit in the prestigious Rideau Ridge, offering an unparalleled blend of luxury, privacy, and exclusivity. Set within a multi-acre, park-like enclave, this home is thoughtfully positioned to provide breathtaking downtown city views over the treed urban canopy with lush landscaping and a true sense of retreat from the urban bustle. Chef's kitchen custom-designed by BeMo Designs Ltd (Monica Becker), seamlessly integrated into a spacious open floor plan that unites the kitchen, dining, and living areas with high quality natural light. Soaring vaulted ceilings create an airy ambiance on the 3-bedroom plus loft upper level including the primary suite - 2 walk-in closets and steam shower. Multiple glass-panel balconies offer spectacular downtown and sunrise city views. Large, newer and plentiful windows spill high levels of natural light into the great room main level and all living areas. Updated and renovated to the studs, meticulously re-insulated and drywalled, with the kitchen expanded by removing a support post and installing a metal beam. The one adjoining wall has been double insulated for enhanced tranquility and comfort. Mechanical upgrades include two high-efficiency furnaces, on-demand hot water, a water softener, and roof (late 2019) with increased insulation values to R40, plus central air conditioning on the bedroom level for year-round comfort. The oversized, heated double garage features epoxy floors, extra



storage and is the only unit offering additional guest parking directly behindâ€”ensuring both convenience and privacy. Enjoy alfresco entertaining or quiet moments on the front patio, surrounded by flowers, mature trees and manicured greenspaces. With ample guest parking and storage, this home is as functional as it is beautiful. Conveniently located close to the private heated outdoor pool with expansive raised dining patio overlooking treed park areas. Note: pool area and patio reserved exclusively for the 23 townhouse units. Perfectly walkable, youâ€™re steps from downtown, 4th Street Mission District, the Elbow River pathway systemsâ€”combining serene parkland living with effortless access to Calgaryâ€™s vibrant urban scene. Experience the pinnacle of inner-city luxury in an exclusive, private Rideau Park community. Click 3D for interactive floorplan. Open House Sunday, August 10 2- 4 p.m.

Built in 1976

Essential Information

MLS® #	A2246285
Price	\$1,598,800
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,354
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	23, 3201 Rideau Place Sw
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Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S2T1

Amenities

Amenities	Parking, Snow Removal, Visitor Parking, Outdoor Pool
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Oversized, Rear Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Wine Refrigerator, Water Purifier
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Views, Environmental Reserve
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	M-CG d44

Listing Details

Listing Office RE/MAX House of Real Estate

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