

780-228-4266 al@grassrootsrealtygroup.ca

302, 3232 Rideau Place SW Calgary, Alberta

MLS # A2223343



\$339,000

Division: Rideau Park Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 581 sq.ft. Age: 1955 (70 yrs old) Beds: Baths: Garage: Assigned, Heated Garage, Stall, Underground Lot Size: Lot Feat: Backs on to Park/Green Space, Cul-De-Sac, Landscaped

Heating: Water: Hot Water, Natural Gas Sewer: Floors: Parquet, Tile Roof: Condo Fee: \$ 511 **Basement:** LLD: Exterior: Zoning: Brick, Concrete M-H2 Foundation: **Utilities:**

Features: Breakfast Bar, Granite Counters, See Remarks

Inclusions: 1 Garage Door Opener

Welcome to Unit 302 at Cumberland House in the iconic Rideau Towers — a beautifully updated one-bedroom condo offering sweeping, unobstructed views of downtown Calgary and the Elbow River Valley from every room. With tasteful modern touches and timeless mid-century architecture, this elevated retreat combines serenity, style, and convenience. Inside, natural light floods the space through full-height windows, showcasing refinished parquet hardwood floors and fresh white walls. Newly installed custom blinds on every window offer comfort, privacy, and a polished finish throughout the home. The open-concept living and dining area includes a full wall built-in — ideal as both a home office and media center — and opens seamlessly to a sprawling 32-foot covered balcony. Whether you're enjoying a quiet morning coffee or hosting friends at sunset, the panoramic cityscape and lush green space below create an unforgettable backdrop. The kitchen has been thoughtfully updated with a deep stainless-steel sink, a chic gold-toned faucet, and a new dishwasher, blending functionality with style. Maple cabinetry, black granite counters, a full-height tile backsplash, and a peninsula island with bar seating round out this bright and inviting culinary space. The bedroom offers more postcard-worthy views of downtown's evening skyline and continues the theme of refined comfort with natural light and city vistas. The fully renovated 3-piece bathroom is a standout, boasting a large walk-in glass shower, a modern vanity and sink, new tile flooring, and a mirrored medicine cabinet for added storage. A discreet in-suite laundry alcove and a spacious storage room complete the unit's practical layout. Additional highlights include one of the best underground heated parking stalls in the building — oversized, secure, and

Towers complex, nestled atop Rideau Park Hill on 13 acres of meticulously maintained private grounds. 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 pathways. Whether you're a first-time buyer, downsizer, or investor, this stylish unit offers unbeatable views, thoughtful updates, and a lifestyle unlike any other.

easily accessible — plus a separate storage locker and dedicated bike room. Cumberland House is part of the acclaimed Rideau