



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3316 RIDEAU Place #508, Calgary T2S 1Z4**

MLS® #: **A2120450**

Area: **Rideau Park**

Listing Date: **04/20/24**

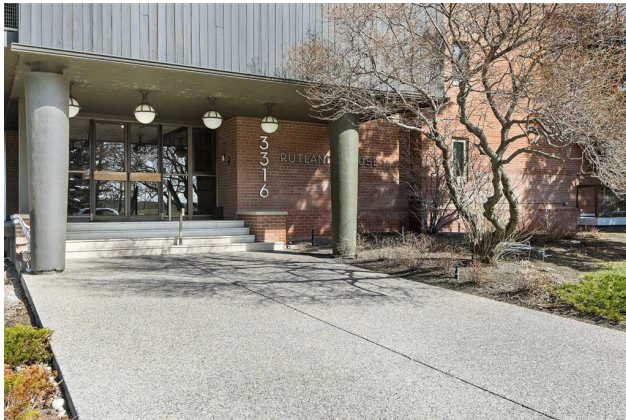
List Price: **\$385,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1955**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **974**  
Low Sqft:  
Ttl Sqft: **974**

DOM

**29**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof:  
Heating: **Hot Water**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Wood Siding**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 12`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`4" x 10`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`2" x 2`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>42`6" x 4`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`6" x 10`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`0" x 8`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`4" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$845

Fee Simple

M-H2

Fee Freq:

Monthly

Legal Desc:

7510321

Remarks

Pub Rmks:

**Discover urban living at its finest AND nature's retreat all in one place here in Rideau Park. This impressively spacious 2-bedroom, 1-bathroom apartment offers an abundance of natural light and scenic south views. Savour your morning coffee and evening sunsets on your 42 foot long balcony, overlooking the park and outdoor pool. The kitchen offers ample storage and counter space, outfitted with a brand new stove and dishwasher. Enjoy the luxury of in-suite laundry and an updated bathroom with hidden storage behind the door. Both bedrooms have a surplus of closet space, and offer expansive views from the oversized windows. To top it off, this unit has been freshly painted, offers an additional storage unit, bike storage and has ample outdoor parking for you and your guests (not assigned). This property offers the ultimate urban lifestyle being a quick bike ride or walk to all the surrounding amenities. Spend your summer days lounging by the outdoor pool, strolling along the nearby river pathways, and enjoying the patios of Mission, just steps away. This is one place you need to experience. Book your showing today!**

Inclusions:

n/a

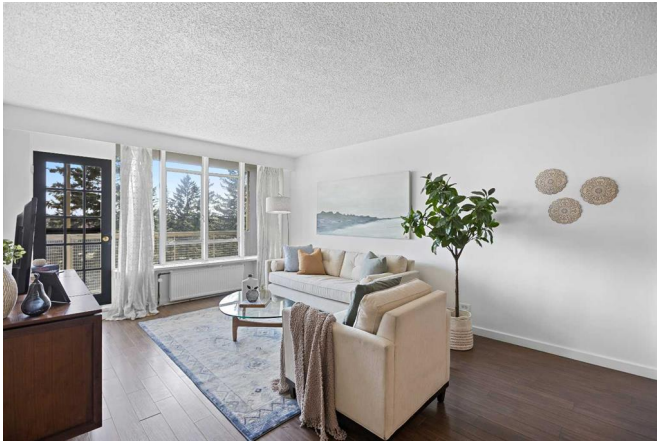
Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



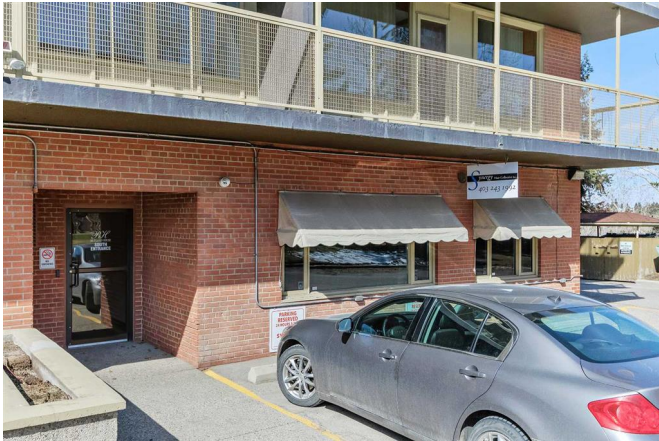
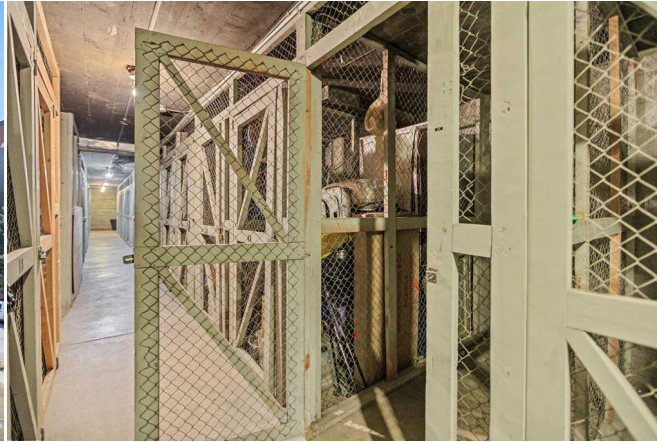
















**SOL 3316 BIDEAU PLACE SW**  
SOL 3316 BIDEAU PLACE SW  
MAIN LEVEL (AG) - 10645 sq ft / 9814 sq ft  
TOTAL ABOVE GROUND AREA - 10645 sq ft / 9814 sq ft  
DATE COMPLETED APRIL 18, 2015  
PROPERTY TYPE: CONVENTIONAL CONDOMINIUM  
BENNY WILSON / WWW.AGENTWILSON.CA



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FOR INFORMATION: FLOOR PLANS (PHOTOS) (VIDEO) (AERIAL) (MAPS) (PORTAL) (RENDERINGS) (VIRTUAL TOURS)