



THE
A-TEAM

**RE/MAX
FIRST**

3316 RIDEAU Place #403, Calgary T2S 1Z4

MLS®#: **A2142016** Area: **Rideau Park** Listing Date: **06/20/24** List Price: **\$404,999**
 Status: **Active** County: **Calgary** Change: **None** 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: **746**
 Low Sqft:
 Ttl Sqft: **746**

DOM

10
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Enclosed,Secured,Underground**

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,None,Storage**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Disposal,Freezer,Garage Control(s),Refrigerator**
 Int Feat: **Chandelier,No Smoking Home,Pantry,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 8`5"	Living/Dining Room Combination	Main	23`4" x 12`3"
Bedroom - Primary	Main	15`10" x 10`9"	4pc Bathroom	Main	7`2" x 4`9"
Foyer	Main	7`4" x 6`5"	Balcony	Main	31`8" x 4`6"

Legal/Tax/Financial

Condo Fee: **\$646** Title: **Fee Simple** Zoning: **M-H2**

Fee Freq:
Monthly

Legal Desc: **7510321**

Remarks

Pub Rmks: **Welcome to your stylish sanctuary on the 4th floor in the heart of Rideau Park! This serene condo nestled on 13 acres offers a perfect blend of tranquility and convenience. Step into the spacious living room and take in the stunning view of the private green space and distant city skyline. Freshly updated, the kitchen features updated cabinets, counters, & SS appliances ensuring modern comfort. The generous one-bedroom layout is bright and airy, accommodating a king-size bed and furniture with ease, complemented by two spacious closets for ample storage. Additional in-unit storage and a large locker on the lower level provide even more space. Just steps from your door, enjoy access to the heated outdoor pool (for a yearly fee), perfect for relaxing on sunny days, and paved pathways leading to the nearby Elbow River for leisurely walks. Privacy is paramount with private green spaces between buildings ensuring exclusivity. Don't miss this rare opportunity to own a piece of paradise on the 4th floor in Rideau Park, within walking distance to Mission, Stanley Park, and a plethora of amenities. Schedule a viewing today and embrace urban living at its finest in your new home sweet home.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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











