



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3316 RIDEAU Place #107, Calgary T2S 1Z4**

MLS®#: **A2145343**      Area: **Rideau Park**      Listing Date: **07/16/24**      List Price: **\$379,000**  
 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:

Access:

Lot Feat:  
 Park Feat: **Off Street, Stall**

Finished Floor Area

Abv Sqft: **933**  
 Low Sqft:  
 Ttl Sqft: **933**

DOM

**62**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard, Hot Water**  
 Sewer:  
 Ext Feat: **Other, Playground, Private Entrance**

Construction: **Brick, Concrete, Wood Siding**  
 Flooring: **Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

| Room               | Level       | Dimensions            | Room                     | Level       | Dimensions            |
|--------------------|-------------|-----------------------|--------------------------|-------------|-----------------------|
| <b>Kitchen</b>     | <b>Main</b> | <b>10`8" x 7`11"</b>  | <b>Dining Room</b>       | <b>Main</b> | <b>11`4" x 8`4"</b>   |
| <b>Living Room</b> | <b>Main</b> | <b>15`6" x 12`4"</b>  | <b>Bedroom - Primary</b> | <b>Main</b> | <b>15`11" x 10`9"</b> |
| <b>Bedroom</b>     | <b>Main</b> | <b>12`6" x 10`10"</b> | <b>4pc Bathroom</b>      | <b>Main</b> | <b>7`9" x 4`11"</b>   |

Legal/Tax/Financial

Condo Fee: **\$806**      Title: **Fee Simple**      Zoning: **M-H2**  
 Fee Freq:

**Monthly**

Legal Desc: **7510321**

Remarks

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Pub Rmks: **Discover this exclusive hidden gem in Rideau Park, one of Calgary's premier inner-city neighbourhoods, surrounded by over 12 acres of lush, park-like grounds. The perfect blend of modern sophistication and inner-city convenience, with easy access to the vibrant amenities of the downtown Mission district, 4th Street, and Stanley Park's river paths and bike trails. Experience this smartly designed, bright renovated 2-bedroom condo perched hilltop with access to an outdoor heated pool and park directly across from the unit. The condo features a fresh coat of paint and newly installed luxury wide-plank laminate flooring throughout. South-facing windows bathe each room in natural light. The kitchen boasts sleek white cabinetry and new stainless-steel appliances. Both spacious bedrooms comfortably accommodate king-sized suites. The updated radiators preserve the condo's original charm, and the 4-pc bathroom showcases crisp white floor-to-ceiling tiles and excellent lighting. Convenient laundry facilities are just steps down the hall, with the potential for in-suite laundry (pending board approval). Recent upgrades to shared areas and the presence of an on-site caretaker ensure the building remains in excellent condition. Additional features include an assigned parking stall and a large storage locker. Condo fees include heat, water, sewer, trash, grounds maintenance, snow removal, professional management, and reserve fund contributions. Seize the opportunity to reside in this exclusive, tranquil enclave just outside the downtown core. es, just outside the downtown core.**

Inclusions: **N/A**

Property Listed By: **RE/MAX House of Real Estate**

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