



THE A-TEAM

RE/MAX FIRST

3232 RIDEAU Place #705, Calgary T2S 1Z3

MLS®#: A2146612 Area: Rideau Park Listing 07/04/24 List Price: \$472,900
Status: Active County: Calgary Change: -\$7k, 16-Aug Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1955
Finished Floor Area
Abv Sqft: 738
Low Sqft:
Ttl Sqft: 738

DOM

74
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: High-Rise (5+)

Access:
Lot Feat:
Park Feat:

Assigned,Heated Garage,Parkade

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof:
Heating: Hot Water,Natural Gas
Sewer:
Ext Feat: Balcony,Uncovered Courtyard

Construction: Brick,Concrete
Flooring: Hardwood,Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Built-In Oven,Dishwasher,Microwave,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Living Room, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$666 Title: Fee Simple Fee Freq: Zoning: M-H2

**Monthly**

Legal Desc: **7510360**

Remarks

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Pub Rmks: **Welcome to The Cumberland House, a luxurious top-floor corner unit condominium located in the highly sought-after Rideau Park. This exquisite one-bedroom home offers breathtaking city views as well as serene easterly views overlooking the beautiful canopy of Mission, the Mission Street Bridge and the Elbow River Pathways. Impeccably designed, this unit features an open concept living and dining area that showcases its spectacular surroundings. The space is optimized for comfort and functionality, boasting plenty of custom crafted storage throughout. As one of the few units with an in-suite washer and dryer, convenience is at your fingertips. The Cumberland House is part of an exceptionally well-managed complex, known for its consistent and proper maintenance. Enjoy the added benefits of lower condo fees, an assigned parking stall, and secured storage lockers. For those interested in leisure and relaxation, pool access is available for a small fee. Please call for details or have your Realtor reach out directly. Don't miss the opportunity to own this remarkable condominium in Rideau Park. Contact me today to schedule a viewing!**

Inclusions: **Mirror in bedroom, mirror at entrance of unit, dryer (as is where is)**  
Property Listed By: **Real Estate Professionals Inc.**

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