



THE
A-TEAM

**RE/MAX
FIRST**

3316 RIDEAU Place #606,607, Calgary T2S1Z4

MLS®#: **A2163205**

Area: **Rideau Park**

Listing Date: **09/09/24**

List Price: **\$948,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,660**
Low Sqft:
Ttl Sqft: **1,660**

DOM

10
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Stall,Underground

Utilities and Features

Roof: **Membrane**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Closet Organizers,Double Vanity,Elevator,Granite Counters,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`10" x 22`10"
Dining Room	Main	13`0" x 12`4"
Bedroom	Main	9`5" x 18`1"
Pantry	Main	7`9" x 8`11"
3pc Bathroom	Main	9`1" x 7`4"

Room	Level	Dimensions
Living Room	Main	14`1" x 22`8"
Bedroom - Primary	Main	15`7" x 12`1"
5pc Ensuite bath	Main	9`3" x 15`4"
Walk-In Closet	Main	8`6" x 12`1"

Legal/Tax/Financial

Condo Fee:
\$1,436

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2

Legal Desc: **7510321**

Remarks

Pub Rmks: **This is the one you have been waiting for! When you drive up the hill from Mission, you are greeted by the private community of Rideau Towers. Built in 1955 by an Italian architect, using the latest in building technology, Rideau Towers is like a holiday resort in the center of Calgary featuring a private exclusive heated outdoor pool that is rarely seen in Calgary these days. Our 6th floor pet friendly home is a south facing corner unit (originally 2 units) with 1638 sq ft. and unobstructed views from every room. Always bright, super quiet and an undisturbed view. The current owners embarked on a full renovation with every detail attended to. Featuring an open kitchen with top grade cabinets, appliances and a 15 foot island. Just behind the kitchen is a perfect nook with an east facing window, laundry, wine fridge and plenty of built in cabinets. Cork flooring through out most of the unit are very quiet and warm to the touch. Spacious Master bedroom has lots of room for king size bed. Walk in closet is complete with custom built in cabinets, shelving and rods. 5 piece Master bath has large soaker tub and walk in shower. The bedroom/office/den has built in shelving, cabinets and desk. There is a 2nd full bathroom for guests. Rideau Towers sits on a lush 17 acre parcel steps from the Elbow River pathway system, 4th Street Village, transit/shops, & is a few minute drive from downtown.**

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

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













