



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3316 RIDEAU Place #603, Calgary T2S 1Z4**

MLS® #: **A2164224**

Area: **Rideau Park**

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

List Price: **\$750,000**

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: **1,517**

Low Sqft:

Ttl Sqft: **1,517**

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:  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Dry Bar,Granite Counters,High Ceilings,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7` 5" x 4` 11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7` 6" x 5` 0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16` 5" x 10` 9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>23` 11" x 12` 4"</b>
<b>Foyer</b>	<b>Main</b>	<b>9` 5" x 8` 5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14` 6" x 7` 11"</b>
<b>Living Room</b>	<b>Main</b>	<b>23` 11" x 13` 10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16` 5" x 18` 10"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8` 10" x 5` 9"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$1,292**

**Fee Simple**

**M-H2**

Fee Freq:  
**Monthly**

Legal Desc: **7510321**

Remarks

Pub Rmks: **Fabulous opportunity to move into popular, well managed Rutland House complete with its own on site Managers. This double unit has an amazing layout - very open + bright with 1517 square feet of luxury living. Huge great room, informal dining + renovated galley kitchen with custom cherrywood cabinetry, stainless appliances, granite counters + efficient use of space. Beautiful wide planked engineered hardwood flooring + newer neutral carpeting. The two bedrooms are both very spacious, with primary very large. Two access doors to large private deck. The condo has built in Lutron lighting system with app controlled convenience settings. Ensuite laundry, two assigned parking spaces, one indoor + one outside. Fabulous city views + across to the stampede. Sit on the balcony to enjoy the fireworks. This is an awesome property with pool, lots of greenery, + quick access to pathway system, 4 street, Glencoe, + Downtown.**

Inclusions: **N/A**

Property Listed By: **Real Estate Professionals Inc.**

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









