



THE
A-TEAM

**RE/MAX
FIRST**

3316 RIDEAU Place #308, Calgary T2S 1Z4

MLS® #: **A2167964**

Area: **Rideau Park**

Listing Date: **09/26/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 01-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **958**
Low Sqft:
Ttl Sqft: **958**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

22
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Heated Garage,Stall,Underground**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Conditioner,Window Coverings**
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------------|-------|----------------|--------------|-------|---------------|
| Living/Dining Room Combination | Main | 23`3" x 11`10" | Kitchen | Main | 14`11" x 8`5" |
| Bedroom - Primary | Main | 13`8" x 11`1" | Bedroom | Main | 12`8" x 10`3" |
| Laundry | Main | 5`6" x 4`3" | 3pc Bathroom | Main | 7`5" x 6`8" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$845

Fee Simple
Fee Freq:
Monthly

M-H2

Legal Desc: 7510321

Remarks

Pub Rmks: **** Please click on "Videos for 3D tour ** Recently renovated condo with SOUTH facing views in very desirable Rideau Park! This stunning home features: 2 good sized bedrooms, gorgeous renovated 3-piece bathroom, in-suite laundry, large sunny SOUTH facing deck with park/pool views, chic wide plank flooring, recently redone kitchen with brand new high end appliances/quartz counters/lots of storage/pot drawers, huge dining space, 1 assigned heated underground parking space, 1 assigned storage space and much more! Location is a 10 out of 10 - Rideau Towers is a 13 acre site, perched up on the top of a hill right near all the amazing shops and restaurants of Mission. All pathways right at your doorstep and the Elbow River just a stone's throw away! Move in ready and total pride in ownership!**

Inclusions: N/A
Property Listed By: RE/MAX Landan Real Estate

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





308, 3316 RIDEAU PLACE SW
 RMA MEASUREMENT STANDARD - CALGARY, AB
 MAIN LEVEL (AG): 857.00 Sq Ft / 109.96 m²
 TOTAL ABOVE GRADE RMA SIZE: 857.00 Sq Ft / 109.96 m²



